



Connells

Glebe Road  
Peterborough



## Property Description

Welcome to this well-presented three-bedroom semi-detached home located in the popular residential area of Fletton. Offering spacious living accommodation across two floors, this home provides a practical and comfortable layout ideal for families, first-time buyers, or those seeking additional space.

The ground floor features a welcoming entrance hall that leads into two generous reception rooms. The front lounge enjoys a bay-fronted window, adding natural light and character, while the separate dining room offers direct access to the rear garden—perfect for everyday living or entertaining. The kitchen sits conveniently to the rear, with a well-planned layout and access to the garden.

Upstairs, the property offers three well-proportioned bedrooms. The main bedroom benefits from a bay-fronted window, creating a sense of space and light. Bedrooms two and three provide versatile options for family use, a home office, or guest accommodation. A family bathroom completes the first floor.

Externally, the property boasts an enclosed rear garden, offering a private outdoor space ideal for relaxing, gardening, or hosting. To the front, the home benefits from a driveway that accommodates multiple vehicles—an excellent advantage in this sought-after area.

Positioned close to local amenities, schooling, and transport links, this home provides a fantastic opportunity to secure a spacious property in a desirable location.

### Entrance Hall

Door to front and tiled flooring.

### Lounge/Diner

Bay window to front and window to the rear, carpet, coving, radiator and gas fireplace.

### Kitchen

Windows to rear and side, door to side, integrated fridge/freezer, oven and washing machine, induction hob, spotlights, high and low level storage with worktops over, sink/drainers with mixer tap.

### First Floor Landing

Window to side and loft access.

### Bedroom One

Bay window to the front, coving, carpet and radiator.

### Bedroom Two

Window to the rear, laminate flooring, coving and radiator.

### Bedroom Three

Window to front, laminate flooring, coving and radiator.

### Bathroom

Bath with shower over, glass screen, WC, wash hand basin, tiled walls, vinyl flooring and window to the rear.

### Outside

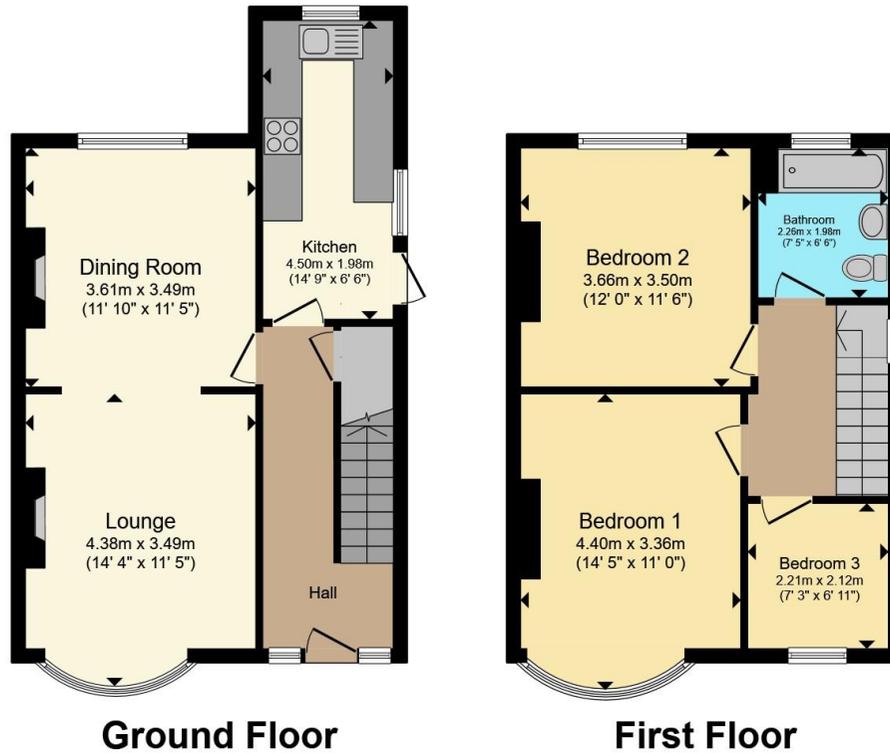
#### Rear Garden

Enclosed, shed, patio area and laid to lawn.

#### Front

Brick built driveway, dwarf brick wall and side access to rear garden.





Total floor area 89.8 m<sup>2</sup> (967 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: Council Tax  
 Awaited Band: B

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Tenure: Freehold



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