



**Connells**

Lewes Gardens  
Peterborough



### Entrance Porch

Half glazed, frosted, UPVC double glazed door with matching side window into entrance porch. Coving to smooth ceiling and a fully glazed, frosted door and window into the main entrance hall.

### Entrance Hall

Radiator, staircase to first floor landing, understairs storage cupboard, coving to textured ceiling and doors into lounge, kitchen/breakfast room and cloakroom.

### Cloakroom

Being half tiled and comprising of a two piece suite to include wash hand basin with taps over and WC. Coving to textured ceiling and frosted glazed window to front.

### Lounge

Radiator, TV and telephone point, coving to textured ceiling and UPVC double glazed windows to front (one) and side (two).

### Kitchen/Breakfast Room

Comprising of a range of matching shaker style wall and base level units, worktops and double sink with single drainer, mixer tap and tiled splashbacks. Built in oven with a matching microwave oven above, four ring induction hob, splashback and stainless steel extractor hood above. Integral dishwasher, archway through to storage cupboard (where the current owner houses the fridge freezer). Coving to smooth ceiling with recess lighting, window to side and a fully glazed door into the utility.

### Utility

Two matching base units with worktop, plumbing for washing machine, space for further appliance, coving to textured ceiling and UPVC double glazed window to side and frosted UPVC double glazed window to front.

### Dining/Family Room

Radiator, TV and telephone points, coving to textured ceiling and UPVC double glazed patio doors to side.

### First Floor Landing

Double doors into storage area with shelving, door into boiler cupboard housing the combi boiler with slated shelving. Coving to textured ceiling, UPVC double glazed window to side and doors off onto bedrooms one, two and bathroom with inner hallway leading to bedrooms three and four.

### Bedroom One

Radiator, TV and telephone points, double doors into fitted wardrobe with shelving and cupboard above. 'v' groove laminate flooring, smooth ceiling and UPVC double glazed window to side.

### Bedroom Two

Radiator, TV and telephone point, double doors into fitted wardrobe with cupboards above and a further door into eave storage, textured ceiling and UPVC double glazed window to front.

### Bathroom

Fully tiled and comprising of a three piece suite to include bath with taps over, rainfall shower head and shower screen, wash hand basin with mixer tap over and WC with dual flush. Heated towel rail, textured ceiling and frosted UPVC double glazed window to side.



## Inner Landing

Radiator, loft access and doors off onto bedrooms three and four.

## Bedroom Three

Radiator, TV point, textured ceiling and UPVC double glazed window to side.

## Bedroom Four

Radiator, textured ceiling and UPVC double glazed window to side.

## Outside

Gardens to front and side with lawned areas and mature, established planted side borders, storage area to the side. Crazy paved path to the front door.

Concrete driveway providing off road parking and in turn leading to the double garage with planted area to side. of the garage. Paved path leading to gated access for the annexe garden.

## Double Garage

With electric roller shutter door. Power and light connected. Boiler. Door to side leading to the annexe

## Annexe

Fully glazed door accessed via kitchen/breakfast room into annexe inner hallway. Storage cupboard with shelving, coving to textured ceiling and door into the self contained annexe lounge.

## Lounge

Radiator, TV and telephone point, cornice coving to textured ceiling with ceiling rose, UPVC double glazed window to front. Fully glazed double doors into entrance and door through into kitchen/diner.

## Kitchen/Diner

Comprising of a range of matching wall and base level units, single drainer sink with mixer tap over and tiled splashbacks, worktops, built in Bosch stainless steel double oven/grill, four ring hob, extractor, plumbing for washing machine and dishwasher, space for half standing fridge or freezer, radiator, coving to textured ceiling, UPVC double glazed window to side and fully glazed UPVC double glazed french doors with matching side windows into rear garden.

## Inner Hallway/Entrance

Half glazed patterned UPVC door with matching window into the inner hallway providing a private entrance to the annexe. Door into walk in storage cupboard with hanging rail and slated shelving. Coving to textured ceiling with mains fed smoke alarm and doors off onto kitchen/breakfast room and lounge

## Bedroom

Double radiator, telephone point, range of fitted wardrobes, drawers and bedside cabinets, coving to textured ceiling and UPVC double glazed window to rear. **Dressing Area**

## Shower Room

Half tiled to two walls and comprising of a three piece suite to include a walk in shower fitted with a mains fed shower. wash hand basin with mixer tap over and set within a vanity unit, and a WC with dual flush. Radiator, shaver point and light, coving to textured ceiling with access to loft, extractor and frosted UPVC double glazed window to side.

## Garden To Annexe

Mainly laid to lawn with mature and established planting, paved area and gated access to the front of the property.









**Ground Floor**



**First Floor**

Total floor area 216.7 m<sup>2</sup> (2,333 sq.ft.) approx

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**Connells**

To view this property please contact Connells on

**T 01733 579412**  
**E [werrington@connells.co.uk](mailto:werrington@connells.co.uk)**

Unit 6 Staniland Way Werrington  
 PETERBOROUGH PE4 6NA

EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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