

88 PETERBOROUGH ROAD, EYE, PETERBOROUGH, CAMBRIDGESHIRE. PE6 7YB

£250,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

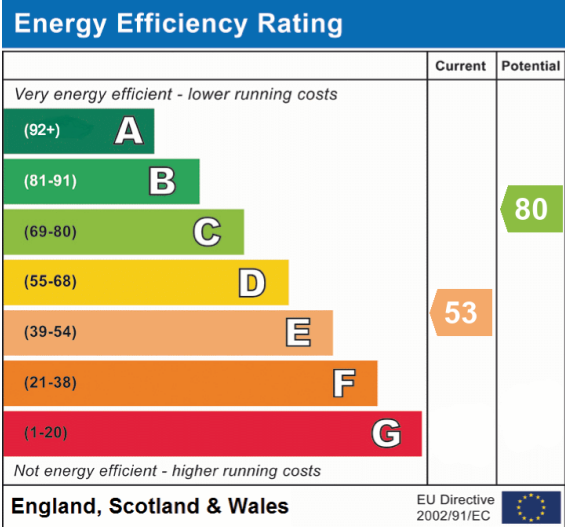
THIS SUPERB EXTENDED 2/3 BEDROOM HOME, with a loft conversion offers huge amounts of space and convenience! With TWO RECEPTION ROOMS, REFITTED KITCHEN AND UTILITY ROOM, CONSERVATORY, REFITTED BATHROOM, and THREE BEDROOMS OVER TWO FLOORS this is a fantastic buy, READY TO VIEW NOW!

In addition to the home itself, the garden adds a wonderful space, the low maintenance garden has field views to the rear, and currently has a shed to the rear.

EYE is a pleasant village on the outskirts of Peterborough, within easy distance of the City Centre and well served with transport links. The village has a range of shops, bars and restaurants, a School, dentist and doctors surgery.

CALL NOW TO AVOID DISAPPOINTMENT!

EPC Rating: E (53)



FRONT GARDEN

Laid to gravel, the front driveway has parking for multiple vehicles. Timber fence boundaries to each side. Pathway leading to the side of the house, and the main entrance.

ENTRANCE HALL

LOUNGE

3.19m x 3.60m (10' 6" x 11' 10") (Into Alcove)

DINING ROOM/ RECEPTION ROOM TWO

3.06m x 3.60m (10' 0" x 11' 10") (Into Alcove)

KITCHEN/DINER

3.59m x 3.60m (11' 9" x 11' 10") Range of modern White high gloss base and eye-level units with worktop over. Inset stainless steel sink and drainer. Inset induction Hob with extractor hood over. Fitted double oven. Fitted combination microwave oven. Fitted Espresso machine. Fitted Dishwasher. Fitted Fridge. Fitted Freezer. Fitted wine cooler. Tiled splashbacks. Tiled Floor. UPVC double glazed window to side and rear elevation.

UTILITY ROOM

2.78m x 2.87m (9' 1" x 9' 5")

CLAOKROOM

UPVC double glazed window to rear elevation. Low level W.C. Vanity unit with inset wash hand basin. Tiled splashbacks. Tiled floor. Radiator.

CONSERVATORY

1.87m x 6.67m (6' 2" x 21' 11") UPVC double glazed doors to front and rear elevation. Polycarbonate roof. Tiled Floor. Radiator.

FIRST FLOOR LANDING

Doors to bedrooms, bathroom and stairs to second floor.

BEDROOM ONE

3.04m x 3.69m (10' 0" x 12' 1")

BEDROOM TWO

2.11m x 3.70m (6' 11" x 12' 2")

BATHROOM

SECOND FLOOR

Stairs leading to second floor set behind panelled door from the first floor landing.

BEDROOM THREE

3.28m x 3.69m (10' 9" x 12' 1") (3.69m at floor level) The stairs open into this loft converted bedroom. Timber panelled walls and vaulted ceiling. Velux window to rear elevation.

REAR GARDEN

laid with decorative gravel, with flower and shrub beds. Patio seating area