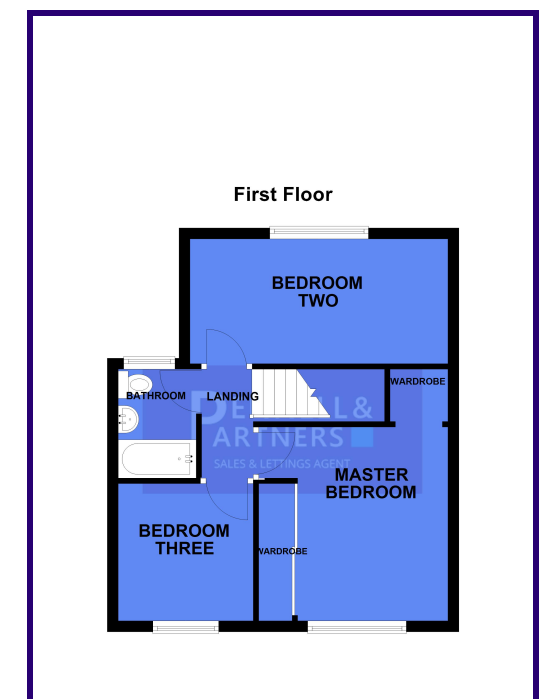
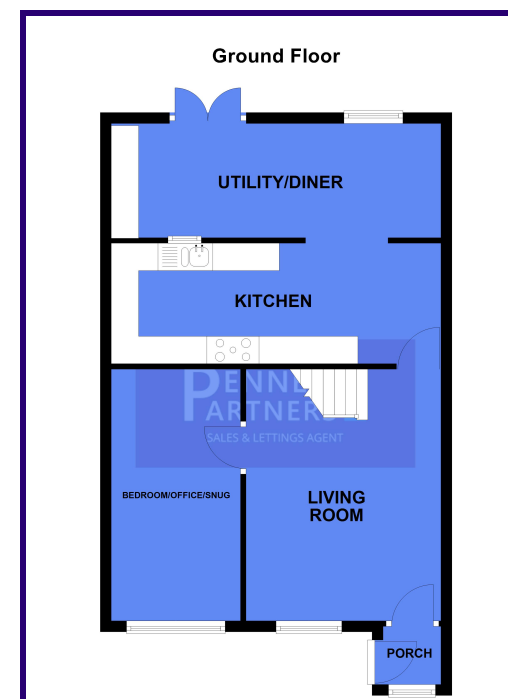




44 LOMBARDY DRIVE, PETERBOROUGH, CAMBRIDGESHIRE. PE1 3TF

£220,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

Located on the ever-popular Lombardy Drive in Peterborough, this immaculately presented three-bedroom terraced property offers spacious, flexible accommodation throughout – perfect for families, first-time buyers, or those seeking a stylish home with versatile living options.

Upon entering the property, you are welcomed by a convenient entrance porch, ideal for storing coats and shoes, which leads through to the heart of the home – a beautifully decorated and spacious living room. With tasteful décor and a warm, inviting feel, this space provides the perfect setting for relaxing or entertaining guests.

To the front of the property, a converted garage now serves as a fourth bedroom, offering fantastic versatility. Whether used as an additional bedroom, a home office, snug, or a children's playroom, this space adds real value and functionality to the property.

To the rear, the property truly comes into its own with a well-appointed kitchen that flows into a thoughtfully designed extension, creating a designated dining room and utility area.

This bright and open space is ideal for family meals or hosting friends, and features double patio doors that open out onto the garden, allowing for an abundance of natural light.

Upstairs, the property continues to impress with three generous bedrooms, all well-proportioned and suitable for growing families or guests.

The modern family bathroom includes a bath with overhead shower, WC, and wash basin – stylishly finished for contemporary living.

Externally, the home boasts a large rear garden, mainly laid to lawn with a paved patio area, perfect for summer barbecues or outdoor play. The garden is fully enclosed with fencing, offering a safe and private space for children and pets.

To the front of the property, there is off-street parking for two vehicles, a much-desired feature in this location.

This is a truly superb property that combines modern comforts with flexible living space, all within a desirable and well-connected area of Peterborough.

Early viewing is highly recommended to fully appreciate everything this home has to offer.

EPC Rating:



GROUND FLOOR

OUTSIDE FRONT

OFF STREET PARKING FOR TWO CARS

ENTRANCE PORCH

1.057m x 1.060m (3' 6" x 3' 6")

LIVING ROOM

3.559m x 4.591m (11' 8" x 15' 1")

CONVERTED GARAGE

2.360m x 4.121m (7' 9" x 13' 6")
CURRENTLY USED AS FOURTH BEDROOM

KITCHEN

4.691m x 2.179m (15' 5" x 7' 2")

DINING/UTILITY

1.971m x 4.416m (6' 6" x 14' 6")

FIRST FLOOR

MASTER BEDROOM

3.457m x 3.587m (11' 4" x 11' 9")
WALK IN WARDROBE
FITTED GLASS SLIDING DOOR WARDROBES

BEDROOM TWO

4.697m x 2.195m (15' 5" x 7' 2")

BEDROOM THREE

2.397m x 2.782m (7' 10" x 9' 2")

BATHROOM

1.756m x 2.055m (5' 9" x 6' 9")
BATH
SHOWER OVER BATH
BASIN
WC

OUTSIDE REAR

LARGE LAID TO LAWN AREA
PATIO AREA MADE UP WITH SLABS
FULLY ENCLOSED
GATED ACCESS TO BOTTOM OF GARDEN