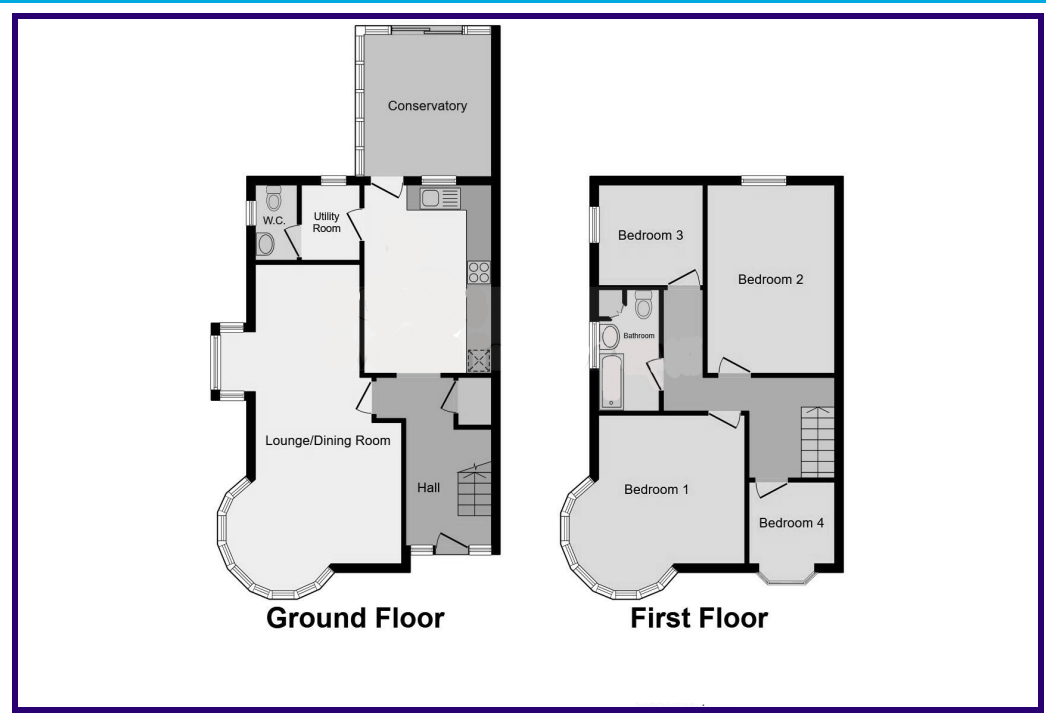




**PENNELL & PARTNERS**  
SALES & LETTINGS AGENT EST 2005

17 BROWNLOW ROAD, PETERBOROUGH, CAMBS.

£320,000



**PENNELL & PARTNERS**

Pennell & Partners, 5 Cross Street, Peterborough, PE1 1XA - 01733 209222 - hello@pennellandpartners.co.uk

## ABOUT THE PROPERTY

**4 Spacious Bedrooms:** Ideal for family living, each bedroom offers comfort and ample storage space.

**Newly Designed Large Kitchen:** Recently refurbished, the kitchen is the heart of the home, featuring modern appliances, ample counter space, and a contemporary design perfect for any culinary enthusiast.

**Large Lounge Diner:** The spacious lounge diner is perfect for entertaining or enjoying cosy family evenings. The open-plan layout ensures plenty of natural light and a welcoming atmosphere.

**Off-Road Parking:** The property offers convenient off-road parking, complemented by a charming front garden, ensuring your vehicle is safe and secure.

**Large Garage/Workshop:** The property boasts a large garage/workshop, providing additional storage or workspace, ideal for DIY projects or hobbies.

**Conservatory Leading to Private Back Garden:** The conservatory opens up to a beautifully enclosed and private back garden. With a raised decking area and a well-maintained lawn, it's the perfect spot for outdoor relaxation or hosting summer barbecues.

EPC Rating: D (67)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## ENTRANCE HALL

1.966m x 4.428m (6' 5" x 14' 6")

## LOUNGE/DINER

3.492m x 7.450m (11' 5" x 24' 5")

## KITCHEN

4.538m x 3.012m (14' 11" x 9' 11")

## UTILITY

1.431m x 1.749m (4' 8" x 5' 9")

## W/C

0.901m x 1.749m (2' 11" x 5' 9")

## CONSERVATORY

2.954m x 3.315m (9' 8" x 10' 11")

## FIRST FLOOR LANDING

## MASTER BEDROOM

3.485m x 3.629m (11' 5" x 11' 11")

## BEDROOM TWO

3.041m x 4.571m (10' 0" x 15' 0")

## BEDROOM THREE

2.413m x 2.485m (7' 11" x 8' 2")

## BEDROOM FOUR

1.972m x 2.094m (6' 6" x 6' 10")

## BATHROOM

1.430m x 2.980m (4' 8" x 9' 9")

## GARAGE/WORKSHOP

3.051m x 8.596m (10' 0" x 28' 2") UP AND OVER DOOR TO FRONT ELEVATION WITH TWO SIDE ENTRANCE DOORS AND TWO LARGE WINDOWS. ALL ENCLOSED IN THE REAR OF THE PROPERTY

## GARDENS

FRONT: GRAVEL WITH PATH LEADING TO ENTRANCE DOOR, CONCRETE DRIVEWAY LEADING TO FRONT OF GARAGE

REAR: PATIO AREA FROM CONSERVATORY WITH PATHWAY LEADING TO ACCESS TO TOP OF GARDEN AND DOORS TO GARAGE/WORKSHOP. GRASS AND RAISED BORDERS AND A RAISED DECKING AREA.