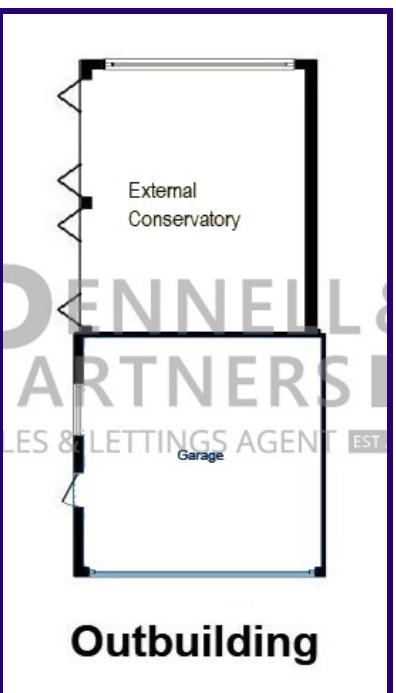


PENNELL & PARTNERS
SALES & LETTINGS AGENT EST. 2005

3 THE LAWNS, PETERBOROUGH, CAMBRIDGESHIRE. PE4 6BG

£550,000



PENNELL & PARTNERS

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

ABOUT THE PROPERTY

NO UPWARD CHAIN

Upon entering, you are welcomed by a warm and beautifully presented entrance hall, thoughtfully designed to provide access to the majority of the ground floor accommodation.

To the left, the spacious and contemporary lounge offers a comfortable setting, seamlessly connecting to the study via stylish internal glass doors. These can be opened to create a superb open-plan space or closed for privacy—perfect for both entertaining and day-to-day living.

To the right of the hallway sits a designated dining room, again separated by elegant glass double doors. This impressive space comfortably accommodates a table for eight or more guests, making it ideal for formal dining and family gatherings.

Adjacent is a versatile study/office, offering flexibility as a home workspace, playroom, or additional reception room.

A convenient ground floor W/C further enhances the practicality of this thoughtfully designed layout.

The rear of the property is where this home truly excels. The ultra-modern kitchen and breakfast room form the heart of the home, finished to an exceptional standard with granite and quartz worktops, a breakfast bar, and high-quality fitted units.

A separate utility room, equally well-appointed, provides additional storage and direct access to the rear garden. In addition to the extensive internal living space, the property boasts one of two impressive conservatories to the rear.

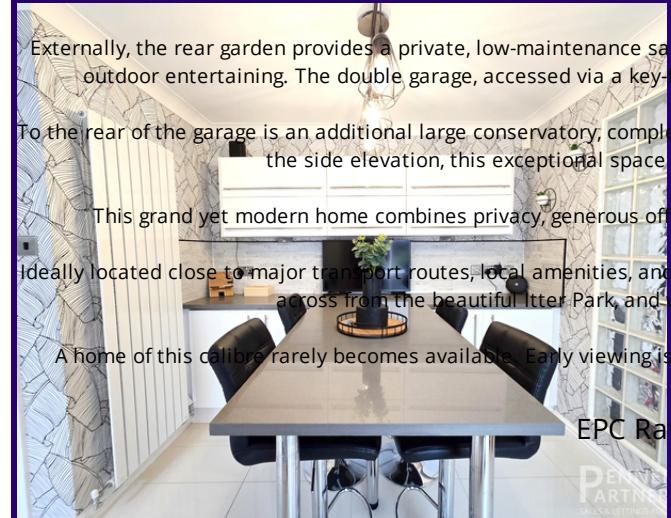
Accessed via modern aluminium bi-fold doors, this large, light-filled space offers panoramic views of the garden and French doors opening onto the patio—creating a seamless blend of indoor and outdoor living.

Returning to the hallway, the staircase is a true architectural feature and a statement in its own right. The first-floor landing leads to four generous double bedrooms, two of which benefit from contemporary three-piece ensuite shower rooms.

Each bedroom is immaculately presented, with no expense spared on fixtures and fittings.

Bedrooms one, two and four offer built-in wardrobes, while the stylish family bathroom includes a bath with shower over, vanity unit and W/C.

All bath and shower rooms are enhanced with heated towel rails for added comfort.



GROUND FLOOR

ENTRANCE HALL

LOUNGE

5.20m x 3.67m (17' 1" x 12' 0") MAX

SNUG

2.74m x 2.75m (9' 0" x 9' 0")

CONSERVATORY

4.57m x 3.99m (15' 0" x 13' 1")

KITCHEN

3.68m x 3.98m (12' 1" x 13' 1")

L SHAPED WITH BREAKFAST ROOM ATTACHED
OPEN PLAN

UTILITY

2.75m x 1.83m (9' 0" x 6' 0")

CLOAKROOM

W/C
WASH HAND BASIN
RADIATOR

STUDY/OFFICE

2.74m x 2.13m (9' 0" x 7' 0")

DINING ROOM

3.66m x 3.38m (12' 0" x 11' 1")

FIRST FLOOR

FIRST FLOOR LANDING

MASTER BEDROOM

3.67m x 3.98m (12' 0" x 13' 1")

ENSUITE

W/C
WASH HAND BASIN
WALK IN SHOWER
RADIATOR

BEDROOM TWO

3.37m x 3.97m (11' 1" x 13' 0")

ENSUITE

WC
WASH HAND BASIN
SHOWER CUBICLE
RADIATOR

BEDROOM THREE

3.36m x 3.68m (11' 0" x 12' 1")

BEDROOM FOUR

2.46m x 2.46m (8' 1" x 8' 1")

FAMILY BATHROOM

W/C
WASH HAND BASIN
'L' SHAPED SPA BATH WITH SHOWER OVER
RADIATOR

DOUBLE GARAGE

POWER AND LIGHTING
ELECTRIC UP AND OVER DOOR
SIDE DOOR ACCESS TO GARDEN

CONSERVATORY NO 2

3.98m x 6.09m (13' 1" x 20' 0")

OUTSIDE

FRONT
DRIVEWAY IN FRONT OF DOUBLE GARAGE PROVIDING OFF ROAD PARKING
DOUBLE GARAGE 5.21M X 5.19M WITH FOB ENTRANCE
UP AND OVER DOOR
POWER AND LIGHTING
SIDE GATE ACCESS TO GARDEN
PATH LEADING TO FRONT DOOR DOOR
PRIVATE
REAR
PRIVATE ENCLOSED GARDEN
PATIO AND LOW MAINTENANCE BORDERS
SHED AND STORAGE