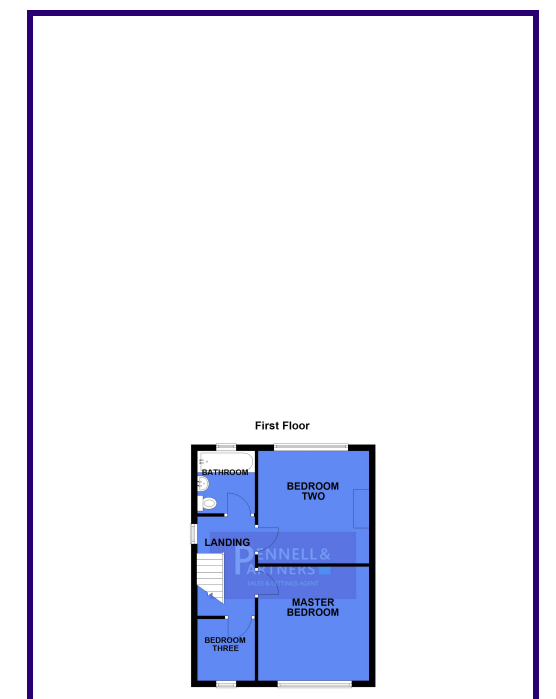
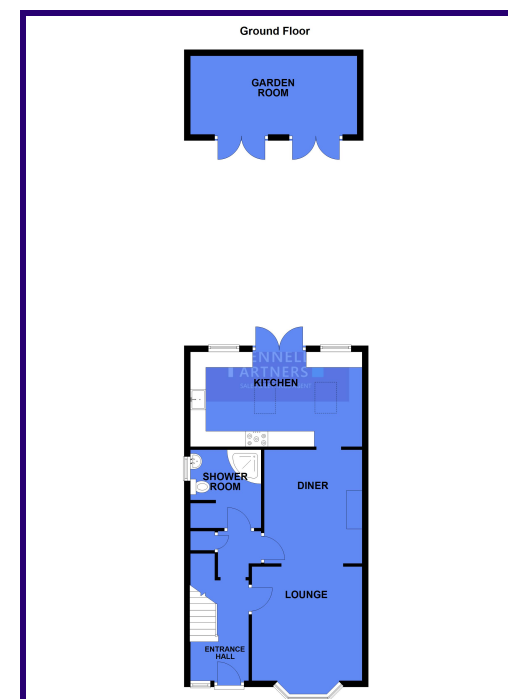




47 FLETON AVENUE, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8BB

£310,000



**PENNELL & PARTNERS**

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ABOUT THE PROPERTY

Upon entering the property, you are immediately welcomed into a bright, light and airy entrance hall, setting the tone for the rest of the home. The hallway benefits from useful under-stairs storage and provides access to both the open-plan lounge/diner and a stylish, modern ground floor shower room, ideal for contemporary family living.

The downstairs shower room is finished to a high standard and comprises a corner shower cubicle, WC and wash hand basin. A particularly practical addition is the utility cupboard, perfectly suited for housing a tumble dryer and other appliances, adding modern convenience without compromising space.

The lounge is an excellent size and is separated from the dining area by an attractive square opening, creating a sense of openness while retaining distinct living zones. A traditional three-segment bay window adds charm and character, flooding the room with natural light and enhancing the home’s period appeal.

Flowing through to the dining room, you’ll find a generous space ideal for family meals and entertaining. A beautiful feature fireplace with surround creates a focal point, and the room comfortably accommodates a large family dining table.

The property has been thoughtfully extended to the rear, where the dining room leads into a stunning kitchen extension. This single-storey addition features a sloped roof with twin Velux rooflights, creating a bright and welcoming environment. The kitchen is beautifully finished with timber worktops, a traditional butler sink, ample cabinetry and extensive worktop space, along with a seating area for informal dining. Large French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

Upstairs, the first floor offers two well-proportioned double bedrooms, both tastefully decorated and retaining the original character of the property.

The third bedroom is a versatile space, ideal for use as a single bedroom, home office or study.

Completing the upstairs accommodation is the family bathroom, featuring a three-piece suite, finished to an excellent standard.

The property has benefited from a range of recent renovations, including additional insulation, updated tiling, decoration and flooring, ensuring comfort and efficiency while maintaining its traditional charm.

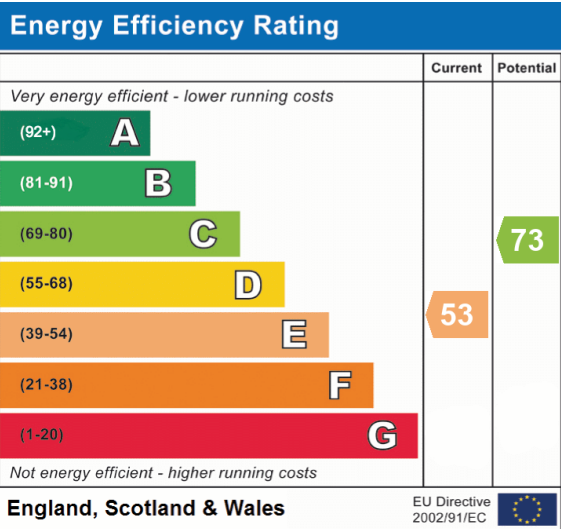
Externally, the rear garden is a real highlight. A substantial patio area with dwarf wall leads onto a lawned section, providing the perfect space for outdoor entertaining and family use. The patio wraps around the property and also offers additional parking options should the next owner wish to utilise them.

At the end of the garden sits a purpose-built outbuilding, offering outstanding versatility. With twin timber opening doors, laminate flooring, insulation, electrics and lighting, this space would be ideal for a gym, home office, entertainment room, bar or studio.

To the front, the property benefits from off-street parking for three to four vehicles.

The location is superb, offering easy access to Peterborough city centre, the train station, local schools and a wide range of amenities — all right on your doorstep.

EPC Rating: E (53)



GROUND FLOOR

ENTRANCE HALL

LOUNGE

3.563m x 3.688m (11' 8" x 12' 1")

DINER

3.173m x 3.673m (10' 5" x 12' 1")

DOWNSTAIRS SHOWER ROOM

2.407m x 2.062m (7' 11" x 6' 9")  
CORNER SHOWER ENCLOSURE  
TOILET  
BASIN  
UTLITIY CUPBOARD

KITCHEN

4.931m x 3.063m (16' 2" x 10' 1")

FIRST FLOOR

MASTER BEDROOM

3.589m x 3.698m (11' 9" x 12' 2")

BEDROOM TWO

3.618m x 3.673m (11' 10" x 12' 1")

BEDROOM THREE

1.870m x 2.000m (6' 2" x 6' 7")

FAMILY BATHROOM

1.835m x 2.115m (6' 0" x 6' 11")  
BATH  
SHOWER OVER BATH  
WASH HAND BASIN  
TOILET

OUTSIDE

REAR GARDEN

PATIO AREA  
LAWN AREA  
PATIO TO SIDE OF PROPERTY  
RENOVATED OUTBUILDING  
FULLY ENCLOSED AND PRIVATE

FRONT GARDEN

LARGE DRIVEWAY FOR 3-4 CARS  
WALL TO SIDE AND FRONT  
ADDITIONAL PARKING OPTIONS