















17 SHELTON ROAD, STANGROUND, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8QL

£220,000





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#### **ABOUT THE PROPERTY**

Upon entering the property, you're greeted by a large entrance hall, providing plenty of space for coats, shoes, and even additional storage if

This hallway leads directly into the generous lounge/diner, a standout feature of this home with its spacious design. The lounge/diner has an inviting and open feel, perfect for both relaxation and entertaining guests.

At the far end of this room, French doors open out onto a patio and lead to the sizable rear garden, offering an excellent indoor-outdoor flow for summer gatherings or quiet evenings outdoors.

Connected to the lounge/diner, you'll find the modern, high-gloss kitchen, designed for style and practicality. With contemporary finishes and ample counter space, this kitchen is ideal for those who love to cook. The sleek, streamlined layout offers a clean and modern look while ensuring that everything you need is within easy reach.

Heading upstairs, the property continues to impress with two large double bedrooms, both offering plenty of natural light and space for various furniture arrangements.

The upstairs also features a modern family bathroom, complete with a large bath, shower over bath, wash basin, and W/C, providing both functionality and style.

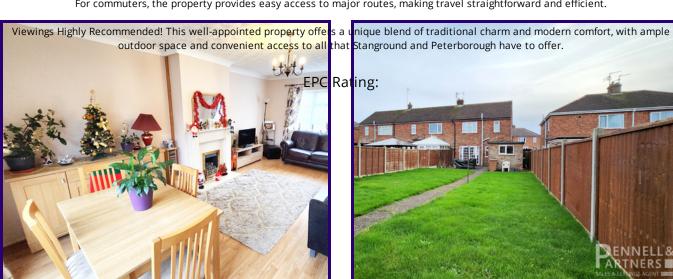
The rear garden is a true highlight of this property. With a large, private, enclosed layout featuring a well-maintained lawn, two patio areas (one by the house and a second seating area at the top of the garden), this space is perfect for both relaxing and socializing.

The garden also retains its original outbuildings, which include a W/C, a coal shed, and an additional storage shed, offering practical storage solutions while adding a touch of character to the outdoor area.

Additional features include gated side access from the driveway to the rear garden, ensuring convenience and privacy.

Location: Located in the popular Stanground area, this home benefits from a community-oriented neighbourhood with close proximity to local schools, shops, and amenities.

For commuters, the property provides easy access to major routes, making travel straightforward and efficient.







## **GROUND FLOOR**

## **ENTRANCE HALL**

#### LOUNGE/DINER

3.684m x 6.060m (12' 1" x 19' 11")

## **KITCHEN**

2.282m x 3.770m (7' 6" x 12' 4")

# **FIRST FLOOR**

#### **MASTER BEDROOM**

4.395m x 3.045m (14' 5" x 10' 0")

## **BEDROOM TWO**

3.639m x 2.936m (11' 11" x 9' 8")

#### **BATHROOM**

1.649m x 2.267m (5' 5" x 7' 5")

# **OUTBUIDINGS**

## W/C

0.989m x 1.373m (3' 3" x 4' 6")

# **COAL SHED**

1.368m x 1.382m (4' 6" x 4' 6")

## STORAGE

2.482m x 1.862m (8' 2" x 6' 1")

# **REAR GARDEN**

LARGE GARDEN TWO PATIO/SEATING AREAS LAID TO LAWN FENCED ON THREE SIDES SIDE ACCESS TO FRONT OF HOUSE/DRIVEWAY

## FRONT GARDEN

**BLOCK PAVED DRIVEWAY** SIDE ACCESS TO REAR GARDEN PARKING FOR TWO CARS