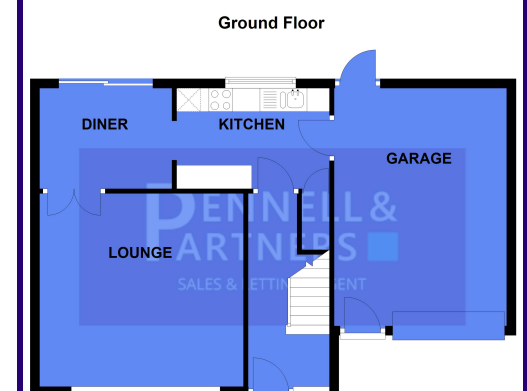
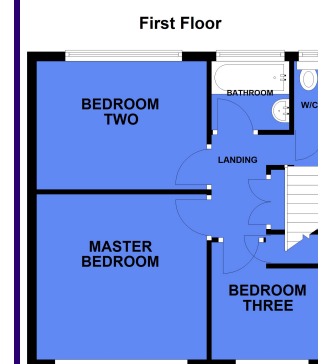




110 CONEYGREE ROAD, STANGROUND, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8JZ

£245,000



PENNELL & PARTNERS

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

ABOUT THE PROPERTY

As you enter the property, you're welcomed by a spacious entrance hall that sets the tone for the rest of the home. To the front sits a large lounge, flooded with natural light through a wide window and offering a comfortable living space for the whole family.

Double doors lead from the lounge into a designated dining room, creating a flexible and connected layout that's ideal for entertaining or everyday family meals. The dining area features sliding patio doors that open directly onto the rear garden, and an opening into the kitchen, maintaining a bright and sociable flow throughout the ground floor.

The kitchen itself offers a practical layout and great potential for modernisation or redesign. A door from the kitchen provides direct access into the garage, an especially convenient feature for storage, utility access, or even conversion (subject to planning).

The single garage is complete with electricity, an up-and-over door, and a separate personnel door, making it suitable for multiple uses beyond just parking.

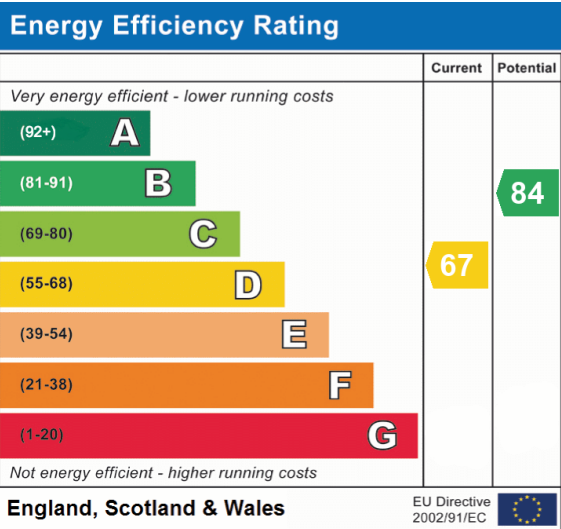
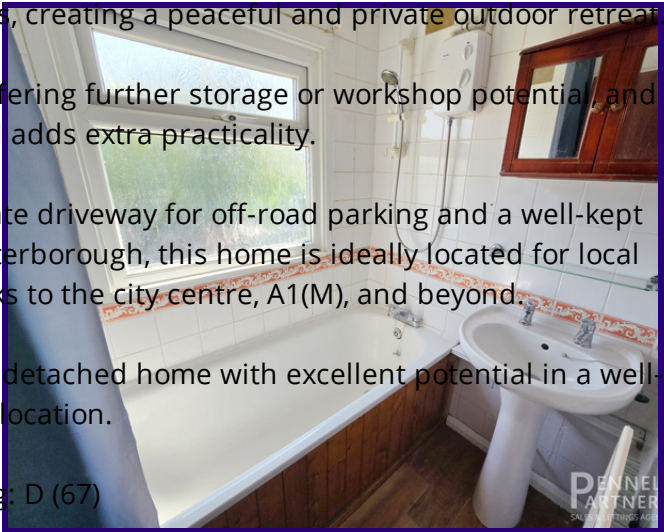
Upstairs, you'll find three generously sized bedrooms, each offering ample space and large windows that allow for plenty of natural light.

The bathroom and separate WC are also located on the first floor, offering practicality for family life.

Outside, the home continues to offer impressive space. The rear garden is mainly laid to lawn with nature planting areas, shrubs, and established trees, creating a peaceful and private outdoor retreat. To the rear of the garage is a timber outbuilding offering further storage or workshop potential, and an additional garden shed adds extra practicality.

The front garden is of a generous size, with a private driveway for off-road parking and a well-kept lawned area. Situated in a sought-after area of Peterborough, this home is ideally located for local amenities, schools, and excellent road links to the city centre, A1(M), and beyond.

This is a fantastic opportunity to acquire a spacious detached home with excellent potential in a well-connected location.



GROUND FLOOR

ENTRANCE HALL

1.801m x 4.089m (5' 11" x 13' 5")

LOUNGE

4.335m x 4.105m (14' 3" x 13' 6")

DINER

2.815m x 2.138m (9' 3" x 7' 0")

KITCHEN

3.249m x 2.317m (10' 8" x 7' 7")

GARAGE

3.669m x 5.035m (12' 0" x 16' 6")

FIRST FLOOR

FIRST FLOOR LANDING

MASTER BEDROOM

3.619m x 3.515m (11' 10" x 11' 6")

BEDROOM TWO

3.646m x 2.843m (12' 0" x 9' 4")

BEDROOM THREE

2.514m x 2.758m (8' 3" x 9' 1") MAX

BATHROOM

1.436m x 1.673m (4' 9" x 5' 6")

W/C

0.759m x 1.463m (2' 6" x 4' 10")

FRONT GARDEN

DRIVEWAY LEADING TO GARAGE
GENEROUS LAWN AREA
ENCLOSED

REAR GARDEN

LAWN AREA
PLANTING AREA
SHED
TIMBER STRUCTURE TO BACK OF GARAGE.