



20 Fenside Drive, Newborough PE6 7SF

£325,000



\*\*\* PARTLY CONVERTED GARAGE \*\*\* " Located at the end of a cul de sac in Newborough, this detached 4 bedroom home is ideal for families. Featuring a porch, entrance hall, wc, kitchen/diner, utility/pantry area, lounge, conservatory, 4 bedrooms, family bathroom, partly converted garage and store area. Newborough is a short drive from Peterborough with a popular junior school, doctors and hairdressers, just to name a few! EPC Energy Rating - D/Council Tax Band - D".

**PORCH**  
5' 5" x 5' 5" (1.65m x 1.65m) (approx)  
UPVC double glazed window to sides and door to front.

**ENTRANCE**  
Door to front, cupboard, radiator and stairs to first floor.

**CLOAKROOM**  
5' 3" x 2' 8"(min) (1.60m x 0.81m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin. UPVC double glazed window to side.

**KITCHEN / DINER**  
18' 9" x 7' 8" (5.71m x 2.34m) (approx)  
Fitted with a range of base and eye level units with work surfaces over, sink unit, integrated oven, hob with extractor fan, space for a dishwasher, vertical radiator. French doors to rear, UPVC double glazed window to rear and two windows to entrance hall.

**PANTRY**  
5' 4" x 5' 4" (1.63m x 1.63m) (approx)  
Plumbing for a washing machine, space for a dryer, space for a fridge /freezer. Door to side.

**LOUNGE**  
16' 9" x 10' 1" (5.11m x 3.07m) (approx)  
UPVC double glazed window to front and log burner. Sliding door:-

**CONSERVATORY**  
12' 3" x 10' 4" (3.73m x 3.15m) (approx)  
UPVC double glazed windows to rear and sides. French Door to rear.

**FIRST FLOOR LANDING**  
Loft access and cupboard. UPVC double glazed window to front.

**BEDROOM 1**  
11' 4" x 10' 1" (3.45m x 3.07m) (approx)  
UPVC double glazed window to rear and radiator.

**BEDROOM 2**  
10' 4" x 10' 1" (3.15m x 3.07m) (approx)  
UPVC double glazed window to rear and radiator.

**BEDROOM 3**  
10' 0" x 6' 9" (3.05m x 2.06m) (approx)  
UPVC double glazed window to rear and radiator.

**BEDROOM 4**  
7' 6" x 6' 5" (2.29m x 1.96m) (approx)  
UPVC double glazed window to front.

**BATHROOM**  
8' 4" x 6' 5" (2.54m x 1.96m) (approx)  
Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. UPVC double glazed window to front.

**GARAGE**  
14' 5" x 14' 4" (4.39m x 4.37m) (approx) (Conversion)Up and over garage door, door to side, air-conditioning and lighting Storage at the front.

**OUTSIDE**  
The front of the garage there is two parking spaces. The rear of the property has fencing, laid to lawn, paved patio area, Decking area that has a balcony fencing.

**AGENT NOTES**  
The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
		<b>81</b>
	<b>57</b>	
England, Scotland & Wales		
EU Directive 2002/91/EC		