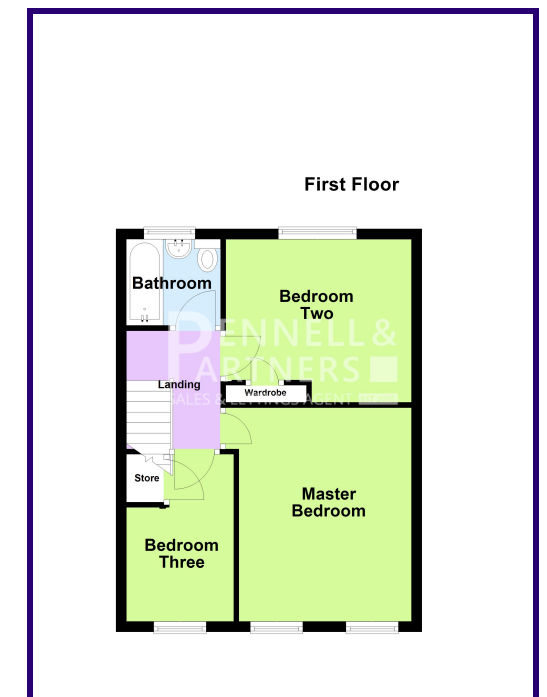
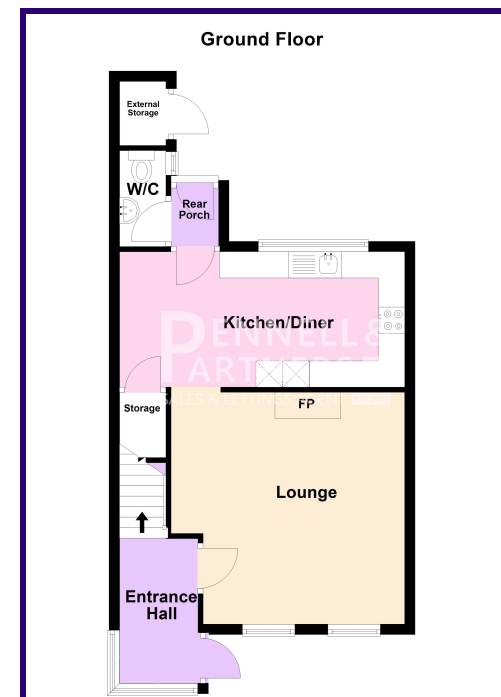




44 NASEBY CLOSE, PETERBOROUGH, CAMBRIDGESHIRE. PE3 7DQ

£170,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

Welcome to this 3-bedroom property, nestled in the heart of Peterborough in Naseby Close.

This home is perfect for growing families, offering spacious living areas and convenient access to nearby amenities.

Ground Floor: As you step into the property, you are greeted by a welcoming porch that leads to the entrance hall, creating a practical space for coats and shoes.

From here, the hall opens into the spacious living room, bathed in natural light from the two generously sized windows on the front elevation, making the room light and airy – the perfect space for family gatherings or quiet evenings at home.

To the rear of the property, you will find the kitchen, offering plenty of space for dining and entertaining. The kitchen benefits from ample counter and cupboard space, as well as access to under stairs storage, providing extra functionality.

Adjoining the kitchen is a rear porch area, offering extra storage and access to the ground floor W/C.

There is also an outdoor storage shed for added convenience.

First Floor: Upstairs, the property boasts three generous bedrooms, each with plenty of storage options. Large windows in each room allow for plenty of natural light, creating bright and comfortable spaces.

The family bathroom on this floor includes a bath with a shower overhead, offering both practicality and comfort for family living.

Outside: The property benefits from both a front and rear garden. The front garden features a lawn with borders, offering a potentially attractive approach to the property.

The rear garden is a low-maintenance slab patio area, perfect for outdoor dining or relaxing. The garden is fully enclosed by walls and fencing, ensuring privacy and security.

The fencing is due to be replaced, ready for the next owner.

The property also includes a garage located behind the property, providing secure car storage or additional space for other needs.



EPC Rating: C (75)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

PORCH/ENTRANCE HALL

1.493m x 2.564m (4' 11" x 8' 5")

LOUNGE

4.454m x 4.416m max (14' 7" x 14' 6")

KITCHEN/DINER

5.473m x 2.581m (17' 11" x 8' 6")

W/C

1.826m x 0.9m (6' 0" x 2' 11")

FIRST FLOOR

MASTER BEDROOM

3.492m x 4.089m (11' 5" x 13' 5")

BEDROOM TWO

3.485m x 3.117m (11' 5" x 10' 3")

BEDROOM THREE

2.043m x 3.197m (6' 8" x 10' 6")

FAMILY BATHROOM

1.680m x 1.887m (5' 6" x 6' 2")

OUTSIDE

FRONT GARDEN (GRASS AND BORDERS)
 REAR GARDEN (PATIO WITH OUTDOOR
 STORAGE/DETACHED BRICK BUILD STORAGE UNIT AND
 SINGLE GARAGE)