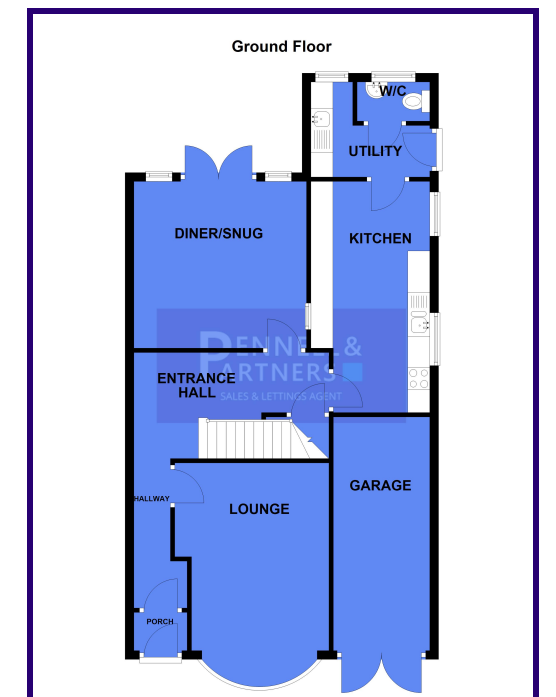
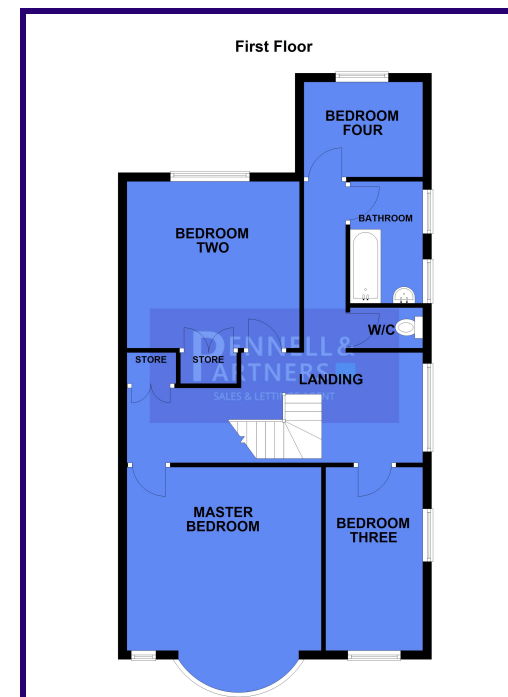




28 FLETON AVENUE, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8AU

£350,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

As you approach the property, a charming front garden and private driveway lead to the enclosed porch, providing shelter and privacy before stepping into the home. Beyond the porch, a second internal door opens into a grand entrance hallway that immediately sets the tone – spacious, elegant, and full of light.

To your right, you'll find the main lounge, a generously sized and welcoming space with a stunning bow bay window to the front elevation, bathing the room in natural light and showcasing the home's period character.

Continuing through the hallway, you'll enter the central hall area, a spacious room that houses the staircase and gives access to multiple areas including the dining room, kitchen, and handy understairs storage.

The dining room, located at the rear of the property, is a perfect setting for entertaining or family dinners, enhanced by French doors that open out to the beautiful rear garden, allowing for seamless indoor-outdoor living.

At the end of the hallway lies the galley-style kitchen—well-sized, with a large window, ample worktop space, and scope to update or extend if desired.

From the kitchen, a door leads to a separate utility area complete with sink, plumbing for white goods, and access to a convenient ground floor WC. A side door from this space also provides an alternative entrance to the garden—ideal for gardeners or those with pets.

The First floor offers light-Filled Rooms and Endless Potential Upstairs, the space continues to impress.

The master bedroom, located at the front, mirrors the lounge below with its generous proportions and an elegant bow bay window that brings in an abundance of natural light.

The remaining three bedrooms are all well-sized and highly versatile—perfect for use as additional bedrooms, home offices, studies, or playrooms, depending on your needs.

The landing is particularly striking—not only is it large and well-lit, but it also benefits from double loft access, making it ideal for those considering a loft conversion (subject to planning).

Completing the first floor is the family bathroom, a bright and functional space with a shower over bath, and a separate WC—an ideal setup for busy households.

Outside – Gardens, Garage & Parking Externally, the property continues to deliver.

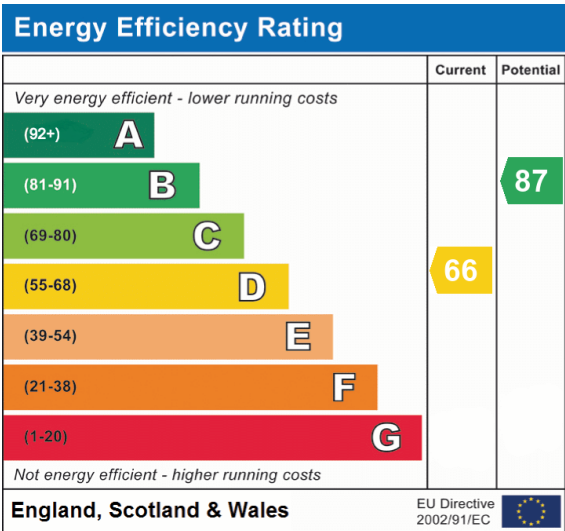
To the front, a private driveway provides off-road parking and leads to a long, versatile garage that could serve multiple purposes beyond storage. A well-maintained front garden and defined path lead to the main entrance, offering excellent curb appeal.

To the rear, the large garden is a true highlight. Mainly laid to lawn, it includes a designated growing area, mature shrubs, and plenty of space to design your own garden retreat or outdoor entertaining space.

There is also side access to the front of the house, offering added convenience.

A Rare Opportunity in a Prime Location This stunning property on Fletton Avenue is a rare opportunity to acquire a home with substantial living space, traditional character, and immense potential.

Whether you're a family looking for room to grow, an investor seeking a property with long-term value, or someone excited to put their own stamp on a classic home—this one is not to be missed.



GROUND FLOOR

ENTRANCE HALL

4.500m x 2.586m (14' 9" x 8' 6") (CENTRAL HALL)
1.210m x 5.802m (4' 0" x 19' 0") (FIRST HALL)

LOUNGE

3.123m x 4.256m (10' 3" x 14' 0")

DINER/SNUG

3.786m x 3.923m (12' 5" x 12' 10")

KITCHEN

2.701m x 5.249m (8' 10" x 17' 3")

UTILITY

2.156m x 2.571m (7' 1" x 8' 5") MAX

W/C

TOILET
WASH HAND BASIN

FIRST FLOOR

FIRST FLOOR LANDING

MASTER BEDROOM

4.451m x 4.260m (14' 7" x 14' 0")

BEDROOM TWO

3.800m x 3.928m (12' 6" x 12' 11")

BEDROOM THREE

2.266m x 3.953m (7' 5" x 13' 0")

BEDROOM FOUR

2.228m x 2.670m (7' 4" x 8' 9")

BATHROOM

2.961m x 1.677m (9' 9" x 5' 6")

W/C

0.919m x 1.691m (3' 0" x 5' 7")

GARAGE

SINGLE GARAGE
HINGED DOORS
DRIVEWAY IN FRONT

OUTSIDE

FRONT GARDEN
DRIVEWAY IN FRONT OF HINGED GARAGE DOORS
GRAVEL AREA
PATHS
PATH TO PORCH

REAR GARDEN
LARGE LAID TO LAWN AREA
PATIO AREA
SIDE ACCESS TO FRONT OF HOUSE
GROWING AREAS
TREES AND SHRUBS