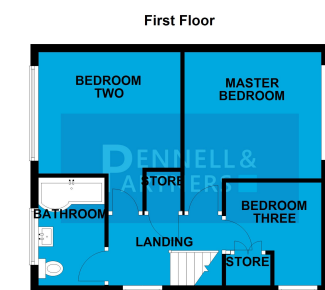
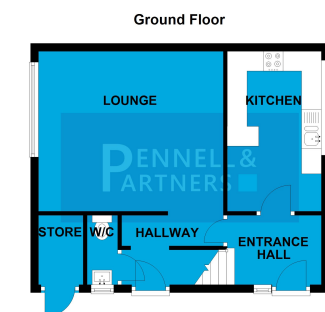




62 DEERLEAP, BRETTON, PETERBOROUGH, CAMBRIDGESHIRE. PE3 9YB

Guide Price £240,000



62 Deerleap, Peterborough

PENNELL & PARTNERS

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ABOUT THE PROPERTY

Upon entering through the welcoming front door, you'll step into a bright and airy entrance hall that sets the tone for the rest of this inviting home.

From here, access the heart of the home – a spacious kitchen/diner with ample storage and work surfaces, ideal for creating memorable family meals.

Adjacent to the kitchen is the large lounge, offering a cosy yet spacious area for relaxation.

Towards the rear of the property, the back door hallway provides an additional entry point to the rear garden and includes a downstairs WC, a practical feature for family living.

Upstairs, you'll find three well-proportioned bedrooms. The two doubles offer ample space for furniture, while the single bedroom is enhanced by built-in storage.

The family bathroom is equipped with a bath and overhead shower, ensuring comfort and convenience.

The property enjoys a fantastic outdoor setup, starting with a large front garden that enhances curb appeal. The driveway comfortably accommodates multiple cars, offering plenty of off-road parking.

The rear garden is a private retreat with an exceptional bonus – a versatile outbuilding complete with PVC windows and doors. Whether you envision a home office, a workshop, or a garden room, this space is ready to adapt to your needs.

Additionally, the property boasts a detached single garage, providing secure parking or extra storage.

Situated in the desirable Deerleap area of Bretton, this home benefits from a peaceful residential setting while remaining close to local amenities, schools, and transport links. The property is also very close to the hospitals.

With Peterborough city centre just a short drive away, you'll enjoy the best of both worlds – a tranquil community and easy access to urban conveniences.

Viewing Highly Recommended, This property offers a unique combination of space, practicality, and potential. Whether you're looking to settle into a family home or take advantage of its versatile features, this property is not to be missed.



EPC Rating:



ENTRANCE HALL

2.379m x 1.768m (7' 10" x 5' 10")

LOUNGE

4.678m x 4.036m (15' 4" x 13' 3")

KITCHEN

4.047m x 2.380m (13' 3" x 7' 10")

REAR HALLWAY

W/C

STORGAE CUPBOARD

ENXTERNAL DOOR ACCESS
HOUSES BOILER
STORAGE

FIRST FLOOR

FIRST FLOOR LANDING

MASTER BEDROOM

3.582m x 3.195m (11' 9" x 10' 6")

BEDROOM TWO

4.169m x 3.592m (13' 8" x 11' 9")

BEDROOM THREE

2.742m x 2.705m (9' 0" x 8' 10")

FAMILY BATHROOM

2.726m x 1.672m (8' 11" x 5' 6")

STORAGE CUPBOARD

0m x 0m (0' 0" x 0' 0")

FRONT GARDEN

DRIEVEWAY LEADING TO SINGLE GARAGE.
GRASS AND PLANTS
PATH TO DOOR

REAR GARDEN

OUTBUILDING
MOSTLY LAID TO LAWN
PATIO AREA WITH ACCESSF FROM LOUNGE FRENCH
DOORS