



15 Home Pasture, Werrington PE4 5AW

£240,000





*** CUL DE SAC LCOATION - WERRINGTON *** "No onward chain. Located in the sought after location of Werrington, this 3 bedroom detached home is situated in a cul de sac. The property benefits from a single garage, a good sized garden, three bedrooms, kitchen/diner, living room, CCTV cameras and parking. It is also within walking distance to local amenities such as Tesco's, playing fields, a skate park, a leisure facility and a secondary school. Viewings are highly recommended. EPC Energy Rating - C / Council Tax Band - B."

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т: 01733 574969



'Making your move easier'

ENTRANCE HALL

Door to front aspect, door to garage.

KITCHEN

17' 7" x 9' 1" (5.36m x 2.77m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap over, integrated oven, hob with extractor fan over, tile splash back, space for a fridge / freezer, plumbing for a washing machine, integrated dishwasher and radiator. UPVC double glazed window to side aspect, UPVC double glazed window to front.

LOUNGE

17' 6" x 13' 1" (5.33m x 3.99m) (approx) UPVC French doors to rear, radiator and stairs to first floor.

LANDING

BEDROOM 1

9' 8" x 9' 8" (2.95m x 2.95m) (approx) UPVC double glazed window to rear, built in wardrobes and loft access.

BEDROOM 2

10' 5" x 9' 2" (3.17m x 2.79m) (approx) UPVC double glazed window to front , overstairs cupboard with tank enclosed and radiator.

BEDROOM 3

7' 5" x 6' 9" (2.26m x 2.06m) (approx) UPVC double glazed window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, bath with shower over and radiator. UPVC double glazed window to front.

OUTSIDE

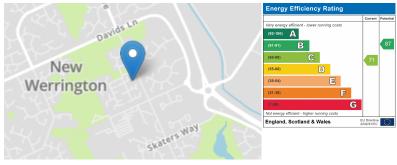
The front of the property is brick paved patio with a driveway leading to a single garage.

GARAGE

12' 6"(max) x 18' 6" ($3.81m \times 5.64m$) A single garage with up and over door, door to garden, window to garden.

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.





Property details herein do not form part or all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and occuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only. 1110 Lincoln Road Peterborough, PE4 6BP T: 01733 574969