



**64 Fane Road, Peterborough PE4 6ES**

**£275,000**



\*\*\* EXTENDED BAY FRONTED FAMILY HOME \*\*\* "Offers are invited in excess of £275,000 for this lovely extended family home, situated in a very desirable location in Walton. The property is close to local amenities and Itters park and is located in a quite residential area. The property benefits from a garage conversion currently being used as a study area, there is also a cloakroom and utility room to the rear. The property comprises of entrance hall, lounge/diner, kitchen breakfast, four bedrooms and family bathroom. Outside there is off road parking to the front and a fully enclosed private rear garden. To fully appreciate this family home viewings are highly recommended. EPC Energy Rating -D".



## ENTRANCE HALL

UPVC double glazed door to front aspect, picture rail, radiator and stairs to first floor.

## LOUNGE / DINER

23' 11" x 10' 11" (7.29m x 3.33m) (approx) (max) UPVC double glazed bay window to front aspect, original style fire place, coving to ceiling, laminate flooring, radiator and arch into dining area. French doors to garden.

## KITCHEN

9' 4" x 8' 1" (2.84m x 2.46m) (approx) L shape Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap over, partly tiled walls, integrated oven, hob, plumbing for a dishwasher, space for a fridge/ freezer and tiled floor. UPVC double glazed window to rear aspect, UPVC half glazed door to rear aspect.

## BREAKFAST AREA

16' 0" x 7' 0" (4.88m x 2.13m) (approx) tiled flooring.

## UTILITY

4' 11" x 4' 1" (1.50m x 1.24m) (approx) Skylight to rear aspect, plumbing for a washing machine and space for a tumble dryer.

## CLOAKROOM

Refitted with a two piece suite comprising low level W/C, pedestal wash hand basin, partly tiled walls, extractor fan and tiled flooring.

## LANDING

UPVC double glazed window to rear aspect and loft access.

## BEDROOM 1

12' 9" x 10' 11" (3.89m x 3.33m) (approx) UPVC double glazed bay window to front aspect, picture rail, laminate flooring and a radiator.

## BEDROOM 2

12' 0" x 11' 4" (3.66m x 3.45m) (approx) UPVC double glazed window to rear aspect, airing cupboard, wardrobe and a radiator.

## BEDROOM 3

12' 11" x 8' 6" (3.94m x 2.59m) (approx) UPVC double glazed window to front aspect, coving to ceiling, fitted wardrobe and a radiator.

## BEDROOM 4

7' 3" x 6' 1" (2.21m x 1.85m) (approx) UPVC double glazed window to front aspect, coving to ceiling and a radiator.

## BATHROOM

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, bath with shower over, partly tiled walls, extractor fan and a radiator. UPVC double glazed window to rear aspect.

## GARAGE CONVERSION

15' 10" x 8' 1" (4.83m x 2.46m) (approx) UPVC double glazed window to front aspect, UPVC double glazed door to front aspect and laminate flooring.

## OUTSIDE

The front of the property is enclosed by a brick wall at the front laid to gravel and hard standing for parking a vehicle. The rear of the property is enclosed by fencing, paved to patio area, laid to lawn and a breeze block shed with light and power, UPVC double glazed window to side aspect.

## 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.

