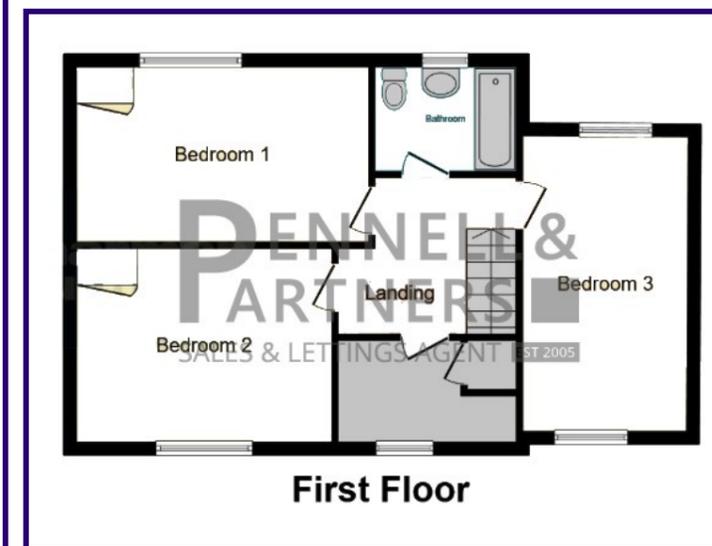


29 ST GEORGE AVENUE, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8QG

GUIDE PRICE £270,000



PENNELL & PARTNERS

Pennell & Partners, 5 Cross Street, Peterborough, PE1 1XA - 01733 209222 - hello@pennellandpartners.co.uk

## ABOUT THE PROPERTY

\*\*\*GUIDE PRICE £270,000 - £280,000\*\*\*

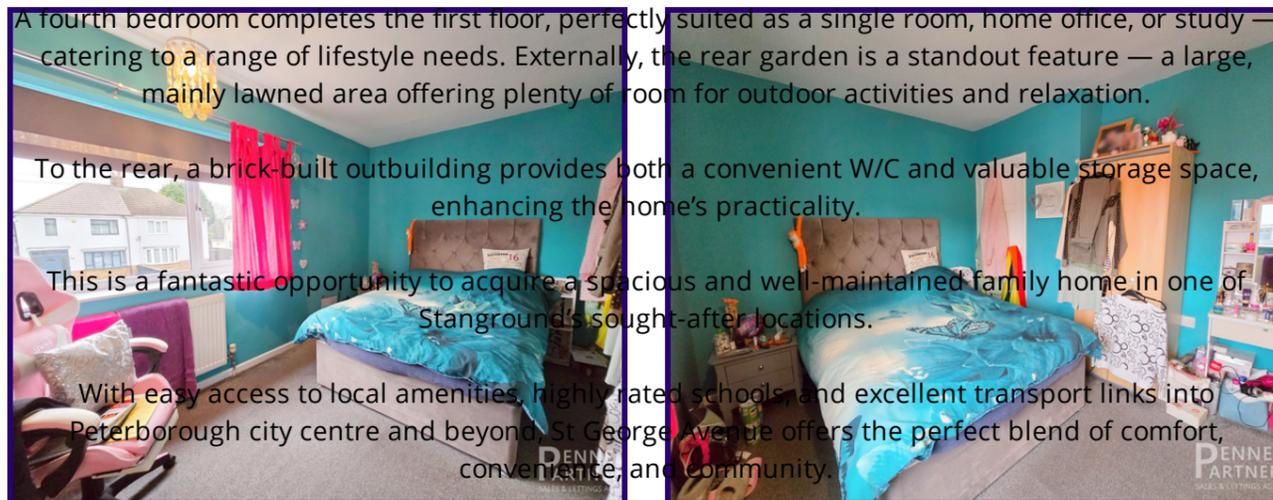
As you approach the property, you are greeted by a good-sized front garden and a driveway providing off-road parking in front of the integrated garage.

The entrance hall is bright and welcoming, offering a real sense of space and several useful storage options — ideal for family living. To the left of the hallway, the lounge spans the full length of the property, creating a superbly light and airy living area. This impressive space easily accommodates both a comfortable seating area and a dining table, making it the perfect room for relaxing or entertaining.

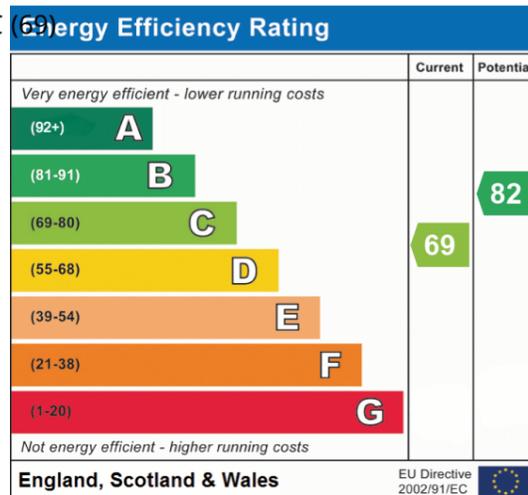
The kitchen, located to the rear, is compact yet well-designed, offering ample worktop and cupboard space along with room for essential white goods. Its layout provides excellent versatility for those wishing to make the most of the available space.

The integrated garage, which forms part of the property's extension, can be accessed from inside the home and also benefits from a double-glazed door leading out to the garden, as well as an up-and-over door to the front — ideal for additional storage, a workshop, or secure parking.

Upstairs, the property continues to impress with three generous double bedrooms, all tastefully decorated and offering flexible space for family members or guests.



EPC Rating: C



## GROUND FLOOR

### ENTRANCE HALL

10' 2" x 7' 5" (3.10m x 2.26m)

### LOUNGE/DINER

19' 9" x 12' 0" (6.02m x 3.66m)

### KITCHEN

9' 3" x 7' 5" (2.82m x 2.26m)

## FIRST FLOOR

### MASTER BED

15' 5" x 9' 6" (4.70m x 2.90m)

### BEDROOM TWO

15' 8" x 8' 5" (4.78m x 2.57m)

### BEDROOM THREE

13' 6" x 9' 9" (4.11m x 2.97m)

### BEDROOM FOUR

6' 4" x 6' 4" (1.93m x 1.93m)

### BATHROOM

7' 4" x 5' 4" (2.24m x 1.63m)

### GARAGE

16' 0" x 8' 7" (4.88m x 2.62m)

## OUTBUILDING (INCLUDING)

### W/C

4' 6" x 4' 5" (1.37m x 1.35m)

### STORAGE 1

4' 6" x 4' 5" (1.37m x 1.35m)

### STORAGE 2

8' 1" x 6' 0" (2.46m x 1.83m)

## OUTSIDE

### FRONT

WALL WITH OPEN ACCESS TO DRIVEWAY AND LAWN GARDEN

### REAR

LARGE LAID TO LAWN GARDEN  
FULLY ENCLOSED  
ACCESS TO HOUSE AND REAR OF GARAGE  
INDEPENDENTLY  
PATH WAY