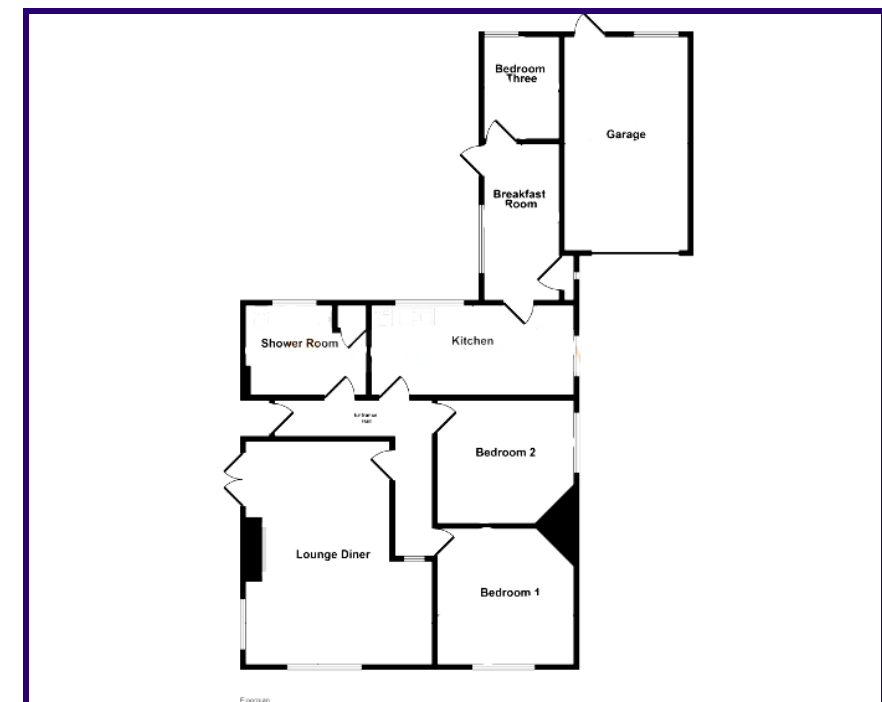


41 PASTON LANE, PASTON, PETERBOROUGH, CAMBS. PE4 6HA

£320,000



PENNELL & PARTNERS

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

ABOUT THE PROPERTY

GUIDE PRICE £320,000 - £330,000

Situated on a large plot with excellent potential for extension (subject to planning permission), this charming three-bedroom detached property offers a fantastic opportunity to create your dream home.

Key Features: Three Bedrooms: Well-proportioned and ideal for families or those seeking extra space.

Large Lounge: A bright and airy living area perfect for relaxation and entertaining.

Generous Galley-Style Kitchen: Spacious and practical, with plenty of room for culinary creativity.

Garage with Workspace: Ample room for storage, hobbies, or a home workshop.

Extensive, Well-Appointed Gardens: Enjoy outdoor living with plenty of space to relax, garden, or entertain.

Located in a sought-after area, this property offers easy access to local amenities and is just a short distance from Peterborough city centre.

Whether you're looking to move in as is or add value with future developments, this home is brimming with potential.



EPC Rating: C (72)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ENTRANCE HALL

LOUNGE/DINER

KITCHEN

2.4m x 5.2m (7' 10" x 17' 1")

MASTER BEDROOM

3.5m x 3.5m (11' 6" x 11' 6")

BEDROOM TWO

3.2m x 3.5m (10' 6" x 11' 6")

HALLWAY

4.0m x 1.9m (13' 1" x 6' 3")

BEDROOM THREE

2.6m x 1.9m (8' 6" x 6' 3")

SHOWER ROOM

2.3m x 3.1m (7' 7" x 10' 2")

GARAGE/SOWRKSHOP

5.6m x 3.2m (18' 4" x 10' 6")

GARDENS

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

TREES

PLANING AREAS

DECKING

PATIOS

SHED

PRIVATE SPACE SPLIT INTO TWO/THREE GARDENS