

28, PADHOLME ROAD, EASTFIELD, PETERBOROUGH. PE1 5EE

£220,000



**PENNELL & PARTNERS**

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## ABOUT THE PROPERTY

**Generously Sized Rooms:** Enjoy spacious living with three generously sized bedrooms upstairs, ensuring everyone in the family has their own private retreat.

**Two Reception Rooms:** The property boasts two bright and airy reception rooms, providing versatile spaces for relaxation, entertaining, or working from home.

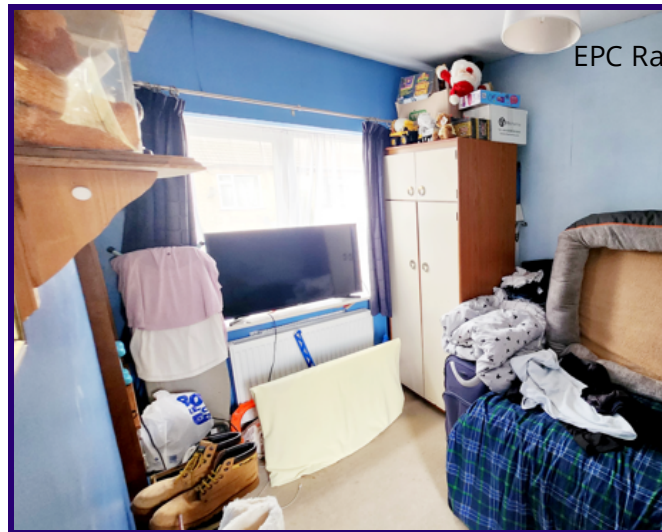
**Modern Kitchen Diner:** The modern kitchen diner is perfect for family meals and entertaining guests, with contemporary fittings and plenty of storage and counter space.

**Outdoor Spaces:** Step outside to a charming courtyard garden, leading to a mature enclosed garden complete with a shed/workshop, ideal for gardening enthusiasts or those needing extra storage or workspace.

**Large Balcony:** Upstairs, enjoy access to a large balcony, offering a serene space for morning coffee or evening relaxation.

**Family Bathroom:** A well-appointed family bathroom completes the upstairs layout, designed for convenience and comfort.

This property is situated in a convenient location with easy access to local amenities, schools, and transport links. Experience the perfect blend of space, comfort, and practicality in this wonderful Padholme Road home.



EPC Rating: C (72)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	83
(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	

## GROUND FLOOR

### FAMILY ROOM

3.994m x 3.416m (13' 1" x 11' 2")

### LOUNGE

5.049m x 3.354m (16' 7" x 11' 0")

### W/C

1.599m x 0.9m (5' 3" x 2' 11")

### KITCHEN/DINER

5.512m x 3.341m (18' 1" x 11' 0")

### CELLAR STAIRS

Stairs to small cellar storage space

## FIRST FLOOR

### MASTER BEDROOM

5.319m x 3.385m (17' 5" x 11' 1")

### BEDROOM TWO

2.442m x 3.376m (8' 0" x 11' 1")

### BEDROOM THREE

2.183m x 3.363m (7' 2" x 11' 0")

### BATHROOM

3.379m x 2.208m (11' 1" x 7' 3")

### BALCONY

BALCONY HAS SAFETY RAILS AND VIEWS OVER GARDENS

## OUTDOOR SPACE

### COURTYARD

FULLY ENCLOSED COURTYARD WITH CONCRETE FLOOR AND WALLS WITH DRY SPACE STORAGE

## GARDEN

A SMALL ALLEYWAY LEADS YOU TO YOUR PRIVATE GARDENS WITH LARGE SHED/WORKSHOP, BORDENRS AND LAWN.