



21b Paston Lane, Peterborough PE4 6HB

£200,000



\*\*\* DISCREET & UNIQUE OPPORTUNITY AWAITS\*\*\*" This hidden gem of a home is offered with no onward chain and offers some fantastic living space along with two double bedrooms, privately positioned set back off Paston Lane. The home benefits from offering an easily maintained garden area along with a driveway and garage. EPC Energy Rating - D/ Council Tax Band - C".

### ENTRANCE HALL

24' 05" x 7' 02" (7.44m x 2.18m) (approx) Door to front aspect.

### LOUNGE / DINER

21' 02" x 14' 04" (6.45m x 4.37m) (approx) UPVC double glazed window to front aspect, UPVC double glazed window to side aspect and coving to ceiling.

### CLOAKROOM

Fitted with a two piece suite comprising low level W/C, pedestal wash hand basin, partly tiled walls and coving to ceiling.

### KITCHEN

11' 11" x 9' 0" (3.63m x 2.74m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap over, integrated oven, hob with extractor fan over and boiler. UPVC double glazed window to side aspect.

### BATHROOM

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, bath with shower over, fully tiled walls. UPVC double glazed window to side aspect.

### BEDROOM 1

12' 0" x 9' 05" (3.66m x 2.87m) (approx) UPVC double glazed window to side aspect and coving to ceiling.

### BEDROOM 2

13' 06" x 8' 07" (4.11m x 2.62m) (approx) UPVC double glazed window to rear aspect and coving to ceiling.

### OUTSIDE

Patio and garden area.

### GARAGE

A single garage and driveway.

### 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

