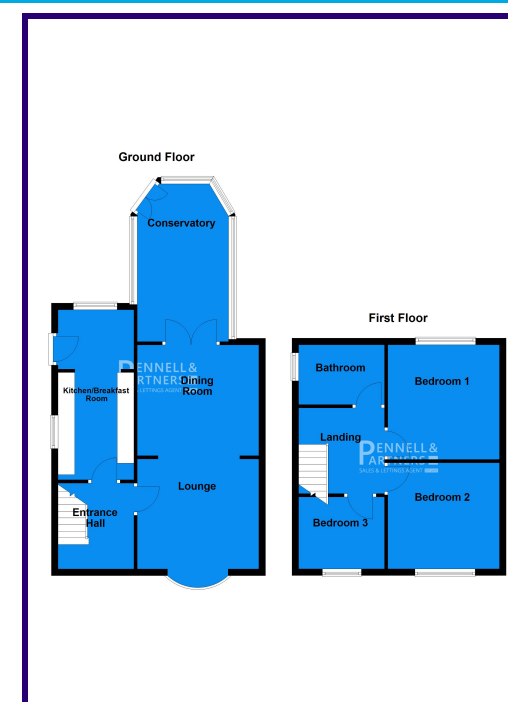




118 CONEYGREE ROAD, STANGROUND, PETERBOROUGH. PE2 8LG

£285,000



PENNELL & PARTNERS

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

ABOUT THE PROPERTY

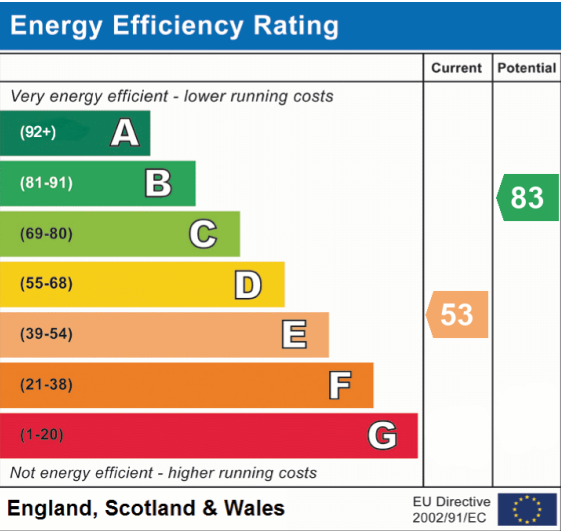
A wonderful opportunity to purchase this well-presented three-bedroom semi-detached family home situated in the sought-after area of Coneygree Road, Peterborough. Offering spacious living accommodation and generous outdoor space, this home is ideal for growing families or those looking to upsize.

Step into a welcoming entrance hallway leading to a spacious Lounge, ideal for relaxing evenings. The separate Dining Room flows through to a bright Conservatory, offering views over the garden and a great additional living space. The Kitchen/Breakfast Room is well-equipped, providing ample worktops and space for informal dining.

The first floor comprises three good-sized bedrooms and a modern family bathroom, making it a comfortable and practical living space for the whole family.

To the front, the property benefits from a driveway providing ample off-road parking, with a car port to the side leading to a detached garage. The south-facing rear garden is a true highlight – mainly laid to lawn with raised flower beds, and multiple patio seating areas, perfect for enjoying the warmer months.

EPC Rating: E (53)



ENTRANCE HALL

LOUNGE

3.65m x 3.30m (12' 0" x 10' 10")

DINING ROOM

3.65m x 3.32m (12' 0" x 10' 11")

CONSERVATORY

2.72m x 4.75m (8' 11" x 15' 7")

KITCHEN/ BREAKFAST ROOM

2.28m x 6.45m (7' 6" x 21' 2")

FIRST FLOOR

BEDROOM ONE

3.37m x 3.81m (11' 1" x 12' 6")

BEDROOM TWO

3.37m x 3.21m (11' 1" x 10' 6") - plus fitted wardrobes

BEDROOM THREE

2.45m x 2.26m (8' 0" x 7' 5")

BATHROOM

2.27m x 1.84m (7' 5" x 6' 0")

CAR PORT

GARAGE

9' 6" x 28' 0" (2.90m x 8.53m)