



151 Meadenvale, Peterborough PE1 5PU

£290,000



*** BEAUTIFULLY PRESENTED 3 BEDROOM *** " Offers in excess £290,000 for this property which is located in a popular cul de sac location, this 3 bedroom link detached home is well presented throughout. Featuring a garage, entrance hall, WC, living room, modern kitchen/diner, conservatory with french doors out onto the garden, 3 bedrooms, refitted bathroom and a beautiful garden space. Viewings are essential to appreciate the location that is close to the parkways and local amenities. EPC Energy Rating - D/ Council Tax Band - C ".

ENTRANCE

Door to front, radiator and stairs to first floor.

CLOAKROOM

2' 7" x 4' 8" (0.79m x 1.42m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator. Window to front.

LIVING ROOM

11' 5"(min) (3.48m) 14' 6" (max) x 13' 5"(max) ((4.42m x 4.09m) (approx) (Irregular shape) Window to front and radiator.

KITCHEN / DINER

9' 6" x 14' 5" (2.90m x 4.39m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, plumbing for a washing machine, integrated oven and hob, space for an undercounter fridge, wall mounted boiler and radiator. Window to rear and sliding doors to conservatory.

CONSERVATORY

7' 3" x 9' 4" (2.21m x 2.84m) (approx) French doors to side, windows to side and rear. Door to garage.

FIRST FLOOR LANDING

Window to side, loft access and cupboard.

BEDROOM 1

8' 2" x 10' 6" (into wardrobe) (2.49m x 3.20m) (approx) Window to front, built in wardrobes and radiator.

BEDROOM 2

8' 2" x 9' 9"(min) (2.49m x 2.97m) 10' 5"(max) (3.17m) (approx) Window to rear and radiator.

BEDROOM 3

6' 2"(max) (1.88m) 8' 4"(min) x 10' 9"(max) (2.54m x 3.28m) (approx) Window to front, overstairs cupboard and radiator.

SHOWER ROOM

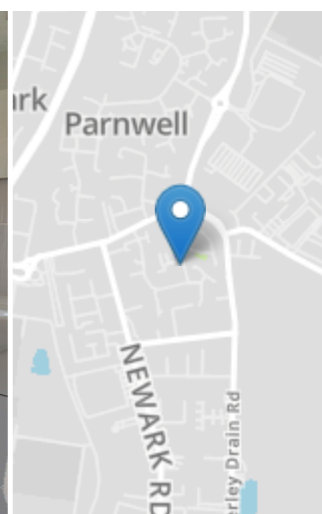
6' 1" x 6' 3" (1.85m x 1.91m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower and radiator. Window to rear.

GARAGE

8' 5" x 18' 6" (2.57m x 5.64m) (approx) Up and over door to front, door to conservatory.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	68	74

