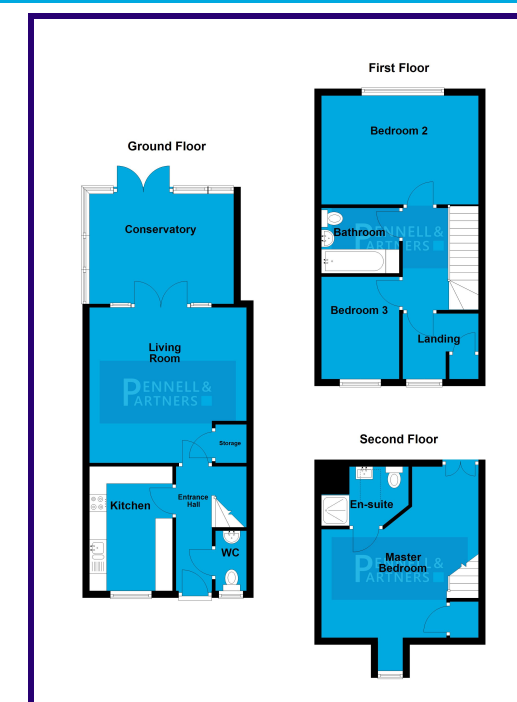




4 FLEMING COURT, PETERBOROUGH, CAMBRIDGESHIRE. PE2 9SA

£270,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

Ground Floor:

Upon entering, the welcoming hallway immediately provides access to a convenient downstairs W/C, perfect for guests.

The well-equipped kitchen, located at the front of the property, features modern appliances and ample storage, making it ideal for anyone who enjoys cooking.

From the hallway, you are led into a spacious lounge/dining area. The room is light, thanks to the French doors at the rear, which open into a large, beautifully presented conservatory.

This additional living space makes for a perfect playroom, second lounge, or a space to relax and enjoy views of the garden.

The private, enclosed rear garden is accessible from the conservatory, offering a low-maintenance space perfect for entertaining, gardening, or relaxing outdoors.

First Floor:

Upstairs on the first floor, you'll find a generously sized double bedroom at the rear of the house, offering peaceful garden views.

The third bedroom, which could be used as a single bedroom, home office, or nursery, is also located on this floor.

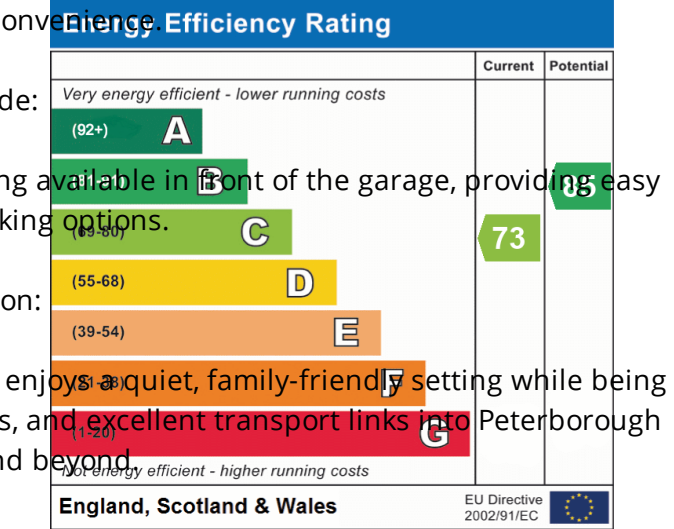
A spacious landing provides access to a family bathroom, complete with a bath, overhead shower, toilet, and basin.

A handy boiler cupboard and additional storage space complete the landing area.

Second Floor:

The top floor boasts the impressive master suite, a large double bedroom with an en-suite shower room and a built-in storage cupboard.

This property offers plenty of space for relaxing, with the ensuite bathroom providing an added touch of luxury and convenience.



Outside:

The property also benefits from a garage with parking available in front of the garage, providing easy and secure parking options.

Location:

Situated in the prestigious Fleming Court, this home enjoys a quiet, family-friendly setting while being conveniently located close to local amenities, schools, and excellent transport links into Peterborough city centre and beyond.

GROUND FLOOR

STORAGE CUPBOARD

ENTRANCE HALL

W/C

0.900m x 1.753m (2' 11" x 5' 9")

KITCHEN

2.417m x 3.619m (7' 11" x 11' 10")

LOUNGE/DINER

4.524m x 4.571m (14' 10" x 15' 0")

STORAGE CUPBOARD

CONSERVATORY

3.202m x 4.200m (10' 6" x 13' 9")

FIRST FLOOR

FIRST FLOOR LANDING

2.097m x 1.887m (6' 11" x 6' 2")

BOILER CUPBOARD

BEDROOM TWO

3.294m x 4.487m (10' 10" x 14' 9")

BEDROOM THREE

2.406m x 2.972m (7' 11" x 9' 9")

FAMILY BATHROOM

2.406m x 2.972m (7' 11" x 9' 9")

SECOND FLOOR

MASTER BEDROOM

3.466m x 3.599m (11' 4" x 11' 10")

MASTER ENSUITE