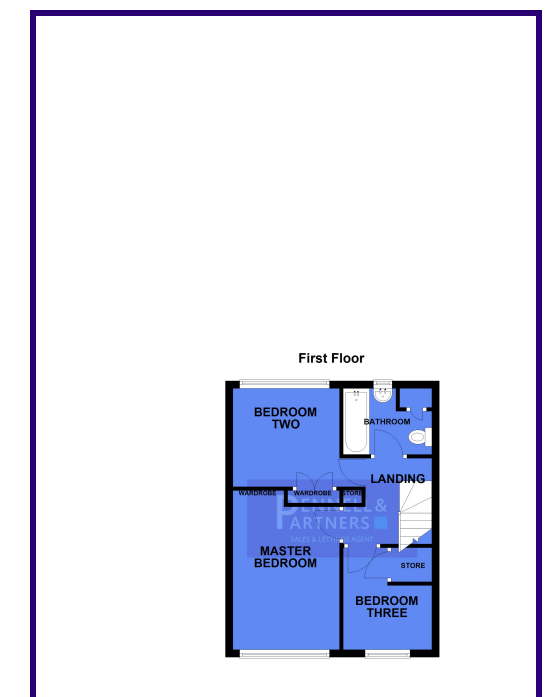
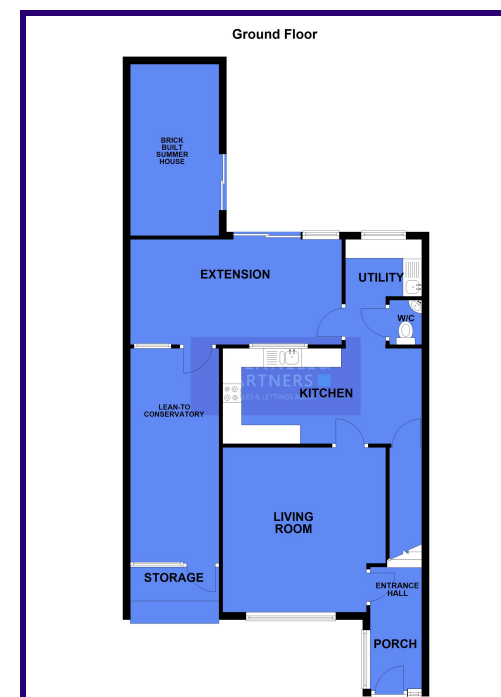




118 MOUNTBATTEN WAY, PETERBOROUGH, CAMBRIDGESHIRE. PE3 7JY

£230,000



**PENNELL & PARTNERS**

Pennell & Partners, 5 Cross Street, Peterborough, PE1 1XA - 01733 209222 - [hello@pennellandpartners.co.uk](mailto:hello@pennellandpartners.co.uk)



**ABOUT THE PROPERTY**

\*\*\*GUIDE PRICE £230,000 - £240,000\*\*\*

Upon entering, you are welcomed by a purpose-built entrance hall, offering a warm and practical introduction to the home.

The large lounge provides ample space for relaxing and entertaining, while the kitchen diner offers great scope to be transformed into a modern open-plan family area.

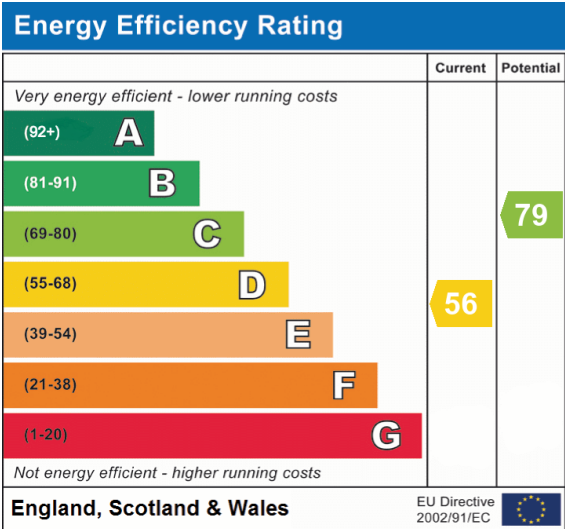
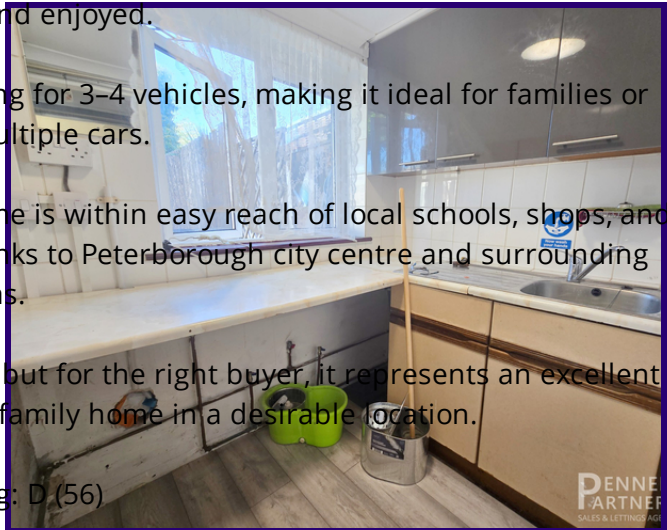
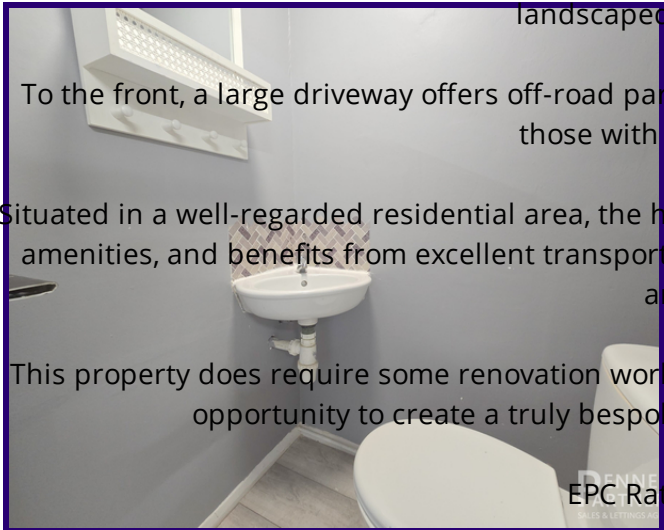
To the rear, the property benefits from a substantial extension, incorporating a utility room and downstairs W/C—ideal for busy family life.

To the side, the garage has been converted, now featuring a lean-to conservatory-style area that offers flexible use—perhaps as a sunroom, office, or hobby space.

The front portion of the original garage remains for useful storage.

In addition, a brick-built outbuilding/extension to the rear provides even more versatility—perfect as a summer house, playroom, workshop, or simply additional storage space.

Upstairs, you'll find three well-proportioned bedrooms, all offering built-in or fitted storage options, along with a family bathroom serving the first floor. Externally, the property boasts an enclosed rear garden with a mixture of lawn and patio areas, providing a private outdoor space ready to be landscaped and enjoyed.



**GROUND FLOOR**

**PORCH**

1.377m x 1.577m (4' 6" x 5' 2")

**ENTRANCE HALL**

1.509m x 1.728m (4' 11" x 5' 8")

**LOUNGE**

4.356m x 4.401m (14' 3" x 14' 5") MAX

**KITCHEN/DINER**

5.402m x 2.546m (17' 9" x 8' 4")

**W/C**

**UTILITY**

1.924m x 1.521m (6' 4" x 5' 0")

**EXTENSION**

5.650m x 2.835m (18' 6" x 9' 4")

**GARAGE CONVERSION/CONSERVATORY**

2.211m x 5.922m (7' 3" x 19' 5")

**STORAGE**

2.211m x 1.300m (7' 3" x 4' 3")  
FRONT OF EXISTING GARAGE

**BRICK SUMMER HOUSE**

2.530m x 4.580m (8' 4" x 15' 0")

**FIRST FLOOR**

**MASTER BEDROOM**

2.857m x 3.831m (9' 4" x 12' 7")

**BEDROOM TWO**

2.824m x 2.630m (9' 3" x 8' 8")

**BEDROOM THREE**

2.459m x 2.912m (8' 1" x 9' 7") MAX

**BATHROOM**

2.499m x 1.663m (8' 2" x 5' 5")

**OUTSIDE**

FRONT

LARGE DRIVEWAY  
OFF ROAD PARKING

REAR

PRIVAT GARDEN  
LAWN AND PATIO