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sales & lettings

Langford Road, Fletton, PE2 8EF
£300,000

3 bedroom detached house for sale | Freehold

Three bedroom detached family home, ideally located at the end of a small cul-de-sac within the area of Fletton. Fletton is located within walking distance of Peterborough City Centre and offers any potential buyer access to a wealth of local amenities.

The property has been well looked after by the current owners and benefits from a generous ground floor extension.

Inside the property has an entrance hallway which allows access to the downstairs W.C, lounge and kitchen/diner. The downstairs space has been tastefully adapted to suit modern, versatile living and a great space has been created with the addition of the ground floor extension, giving the ground floor a bright, spacious feel.

The lounge is a great and well lit space that opens up into the family dining room with views of the garden through bi-fold doors. The kitchen diner bends around the back and side of the property with plenty of space for cooking, socialising and all your storage needs.

Upstairs is home to three bedrooms, with the main bedroom being fitted with wall to wall mirrored robes, reflecting the natural light into this well proportioned room. The family bathroom is fitted with modern sanitary ware, only recently renovated to a high standard.

Externally the property benefits from a private garden accessed through the bi-fold doors off the dining area. A driveway and single garage is situated to the front for off road parking.

Rooms & Measurements:

Downstairs Cloakroom 1.30m x 0.85m (4'26" x 2'78")

Lounge 3.46m (max) x 6.39m (11'35" (max) x 20'96")

Kitchen Diner 5.17m (max) x 5.08m (max) (16'96" (max) x 16'66" (max)

Bedroom One 3.06m x 3.09m (10' x 10'13")

Bedroom Two 2.48m x 2.62m (8'13" x 8'59")

Bedroom Three 2.4m x 2.14m (7'87" x 7')

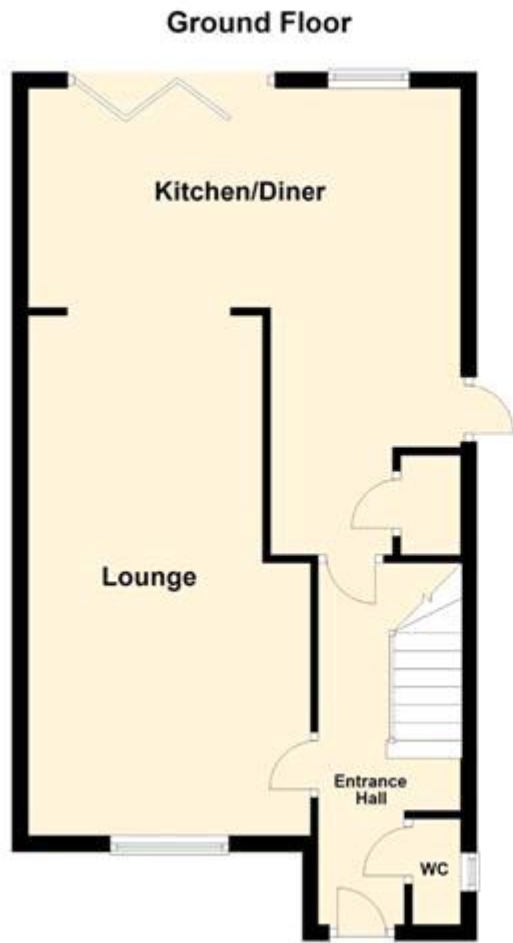
Family Bathroom 2.9m x 1.64m (9'5" x 5'38")

Council Tax Band: C

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	70	83
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.