



**FITZJOHN**  
SALES & LETTINGS

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## 228 Coneygree Road Stanground Peterborough PE2 8LJ

Offers in excess of £300,000



A well presented detached family home having been much improved and benefiting from a loft conversion. The property offers three bedrooms, ground floor bedroom and a four piece bathroom suite, refitted modern kitchen with open plan dining area, family room plus separate lounge. There is a utility room, garage and driveway providing off road parking. A good sized established garden can be found to the rear with established borders and summer house.





Entrance Hall

Lounge 4.20m (13'10") x 4.08m (13'5") max

Bedroom 3 3.97m (13') x 3.16m (10'5")

Bathroom

Dining Room 3.05m (10') x 2.73m (9')

Family Room 4.08m (13'5") x 3.18m (10'5")

Kitchen 3.47m (11'5") x 3.05m (10')

Utility 3.37m (11'1") x 2.19m (7'2")

First Floor Landing

Bedroom 2 3.76m (12'4") x 3.31m (10'10")

Bathroom

Bedroom 1 3.76m (12'4") x 2.00m (6'7")

OUTSIDE

Garage and driveway providing off road parking. Enclosed well maintained garden to rear with established shrub borders, panelled fencing, lawn area and patio seating area.

\*\*\* If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property \*\*\*

Area Map



Floor Plans



Energy Efficiency Graph

