



**FITZJOHN**  
SALES & LETTINGS

76 Central Avenue,  
Dogsthorpe, Peterborough,  
, PE1 4LH

Tel 01733 921700  
info@fitzjohnstateagents.com  
www.fitzjohnstateagents.com



## 61 Francis Gardens Peterborough PE1 3XT

Asking price £279,995



A Forever Family Home with Endless Potential.

Situated in a well-established and highly desirable residential location, this extended three-bedroom semi-detached family home presents an exceptional opportunity for those looking to create their forever home. Having been lovingly cared for over many years, the property offers spacious and versatile accommodation, a superb mature plot, extensive off-road parking, a detached garage and workshop, together with outstanding potential for a new owner to modernise and personalise. Offered to the market with No Forward Chain, this is a rare opportunity not to be missed.



Stepping inside, you are welcomed by a spacious entrance hall, complete with its original parquet flooring, which immediately creates a warm and inviting first impression. To the front of the property is a generous reception room, ideal as a formal sitting room, cosy lounge, playroom or home office, offering flexibility to suit a variety of family lifestyles.

The heart of the home is undoubtedly the extended rear living accommodation. Designed for modern family life, the spacious family room provides an excellent space for both everyday living and entertaining. Double doors open directly onto the rear garden, allowing natural light to flood the room whilst creating a seamless connection between the indoor and outdoor living spaces.

The adjoining kitchen overlooks the garden and offers an abundance of cupboard and worktop space together with a useful pantry, providing excellent everyday practicality. There is also exciting potential for purchasers to further enhance or remodel the space to create their dream family kitchen, subject to the necessary planning permissions.

The first floor offers well-proportioned accommodation comprising two generous double bedrooms, a comfortable single bedroom, a separate WC and a family bathroom, making this an ideal home for growing families.

Externally, the property continues to impress. To the front is a block-paved driveway providing ample off-road parking and leading to the detached single garage. Double gates to the side open onto an extended driveway, creating additional secure parking for multiple vehicles, a caravan or trailer if required.

The rear garden is, without doubt, one of the standout features of this wonderful home. Lovingly cultivated over many years, it offers a superb degree of privacy with an abundance of mature trees, established planting, colourful borders and a generous lawn, creating a peaceful oasis to relax, entertain or simply enjoy with family and friends. Whether you are a keen gardener or simply appreciate beautiful outdoor space, this exceptional garden is sure to leave a lasting impression. In our valuer's opinion, it is one of the property's greatest assets. A detached workshop and single garage further enhance the home's practicality, providing excellent storage, workshop space or the perfect area for hobbies.

The property is conveniently positioned within easy reach of local supermarkets, convenience stores, cafés, healthcare facilities and recreational parks, while several well-regarded primary and secondary schools are close by, making this an excellent location for families with children.

Peterborough City Centre is approximately two miles away and offers an extensive selection of shops, restaurants, bars, cafés and leisure facilities. Peterborough Railway Station provides direct high-speed rail services to London King's Cross in approximately 50 minutes, making this an excellent choice for commuters. The nearby A47, A15 and A1(M) provide superb road links to Cambridge, Stamford, Leicester and beyond.

Homes offering this combination of generous living space, mature gardens, extensive parking, detached garage and workshop are becoming increasingly difficult to find. With its spacious extended accommodation, exceptional outdoor space and exciting potential to update and personalise, this home represents a rare opportunity to create a truly special forever family home.

Whether you're looking to upsize, settle into a welcoming neighbourhood or secure a property with room to grow for years to come, this wonderful home offers everything needed to make that vision a reality.

Offered to the market with No Forward Chain, early viewing is highly recommended to fully appreciate the space, setting and outstanding potential this much-loved family home has to offer.

Entrance Hall - 14'8 x 6'11

Parquet flooring, radiator, uPVC double glazed window to the side, uPVC double glazed front door. Stairs to first floor landing. Wooden internal doors leading to all ground floor accommodation, storage cupboard.

Lounge - 10'10 x 12'11

Carpeted flooring, radiator, uPVC double glazed bay window to the front, gas fire.

Family Room - 20'9 x 10'11

Carpeted flooring, two radiators, gas fire, uPVC double glazed doors leading to garden.

Kitchen - 18'0 x 8'11

Vinyl flooring, radiator, uPVC double glazed doors leading to garden, uPVC double glazed side door leading to driveway, uPVC double glazed window to the side, fitted wall and base units, free standing oven with extractor hood over, one and a half bowl sink with mixer tap and drainer, space for washing machine, space for fridge.

Pantry - 3'9 x 3'9

Titled flooring, uPVC double glazed window to the side.

Landing - 9'10 x 8'11

Carpeted flooring, radiator, uPVC double glazed window to the side.

Bedroom One - 13'1 x 10'11

Carpeted flooring, radiator, uPVC double glazed window facing the rear, fitted wardrobes.

Bedroom Two - 10'11 x 11'0

Carpeted flooring, radiator, uPVC double glazed window facing the front.

Bedroom Three - 7'5 x 8'10

Carpeted flooring, radiator, uPVC double glazed window facing the front.

W/C - 2'7 x 5'2

Vinyl flooring, standard WC, frosted uPVC double glazed window to the side.

Bathroom - 6'8 x 9'1

Vinyl flooring, radiator, frosted uPVC double glazed window to the side, single enclosure shower, panelled bath, pedestal mounted wash hand basin, tiled splash backs.

Garage - 16'1 x 8'2

Power and lighting, single up and over door.

Garden -

Combination of block paving and driveway providing parking for multiple vehicles.

Enclosed by timber lap fencing, mainly laid to lawn with established shrubs and feature borders. Patio area. Workshop (15'6 x 7'11)

## Area Map



## Floor Plans



## Energy Efficiency Graph

