



**FITZJOHN**  
SALES & LETTINGS

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

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

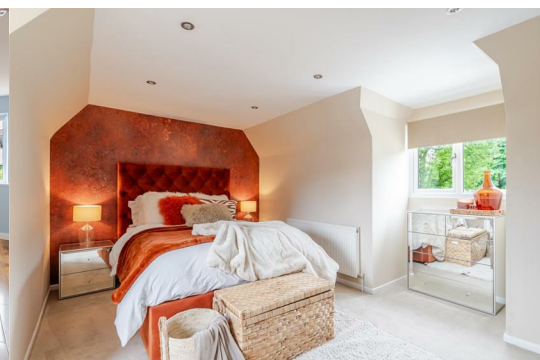
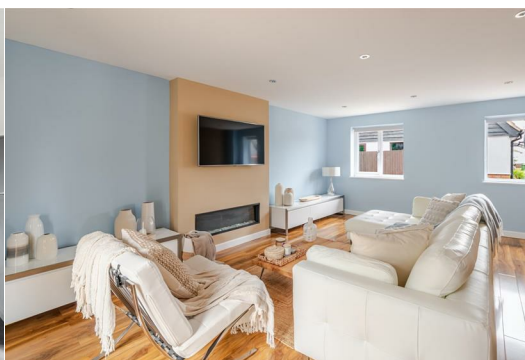


## 27 Canonsfield Werrington Peterborough PE4 5AQ

Offers in excess of £392,000



We are delighted to present this beautifully renovated 4 / 5 bedroom house. The property has had two extensions and has been refurbished to the highest standard. It also benefits from fully dimmable LED lighting throughout the home, which provide high quality and ultra efficient lighting.



Situated in the popular Canonsfield area of Werrington, the property is ideally located for families, being close to both Ken Stimpson Academy and William Law CE Primary School. The market town of Stamford is also easily accessible, approximately a 20 minute drive away.

### Ground Floor

Enter through the front porch and into a bright and welcoming entrance hall, with plenty of storage for shoes coats. To your right there is a spacious 20ft lounge, with two windows to front & patio doors at the rear, leading to the privately enclosed garden.

Off the entrance sits bedroom 5/office & further storage. The refitted boiler is a smart boiler with a freestanding thermostat and can be controlled remotely using any smart phone.

To the left there is a fully refitted downstairs shower room and also an led light up mirror.

Continuing through the house there is a family dining room, complete with bifold doors leading out to the garden. This room has the option of coloured ceiling down lighters which make it perfect for hosting gatherings and entertaining.

From the dining room you enter the fully refurbished kitchen. This offers fully integrated appliances; dishwasher, washing machine, tumble dryer, freezer & wine cooler. It boasts two double SMEG ovens, induction hob and extractor. There is also an integrated soundbar which connects via Bluetooth.

### First Floor

Upstairs there are a further three bedrooms. The master is spacious with windows to front and rear. All three bedrooms are beautifully decorated, with bedroom three offering ample storage in the form of fully fitted wardrobes.

Step into the main bathroom and experience its opulence. There is a large walk in shower, jet bath, waterproof TV and a led light up mirror which also connects to Bluetooth so that you can play any music of your choice!

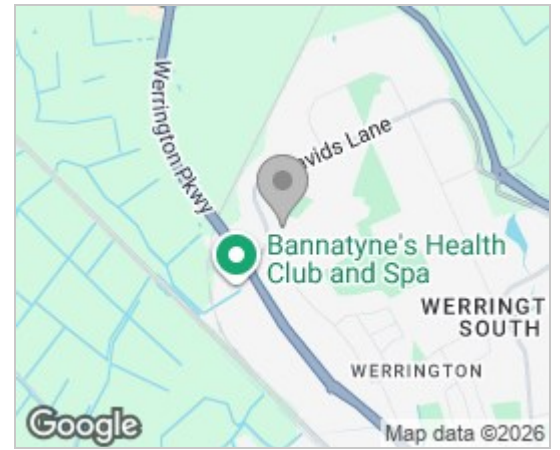
### Outside

The front provides a private resin driveway and parking for up to two cars. There is further parking for a third car at the right side of the house. The property also benefits from an EV charger for electric vehicles.

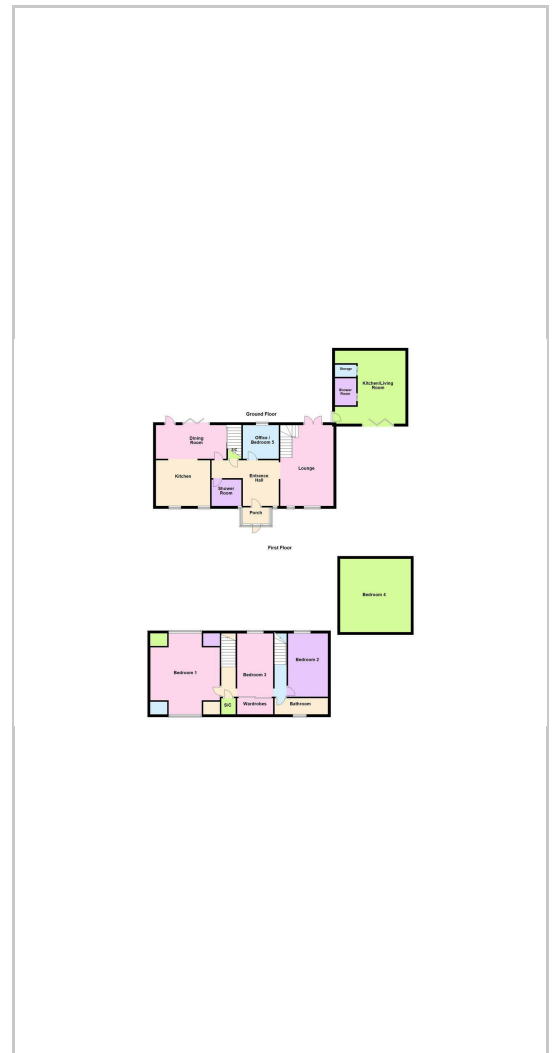
Outside there is a private south west facing garden that benefits from the sun all afternoon and evening. It is low maintenance and perfect for entertaining. The garden is completely private and not overlooked. There are two electric wall mounted patio heaters and also two double electric sockets.

At the right side of the house there is a fully refurbished and independent one bedroom annex. The kitchen includes an integrated fridge freezer and washing machine and an integrated sound bar. There is a downstairs shower room and upstairs is a double bedroom. The annex provides lots of options. It is currently let to a lodger which provides the owner with a SIGNIFICANT MONTHLY INCOME OF £1000 per calendar month. Outside the front of the annex there is private parking for a single car on the resin driveway.

## Area Map



## Floor Plans



## Energy Efficiency Graph

