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SALES & LETTINGS

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## 10 Lavenham Court Botolph Green Peterborough PE2 7ZF

£925 Per month



A modern bungalow located in the sought after area of Botolph Green and within easy reach of Ferry Meadows Country Park, Peterborough Rowing Lake and Golf Course. The property offers electric heating, two bedrooms, modern bathroom, kitchen and living room with patio doors leading to the enclosed rear low maintenance garden. A single garage is located in nearby block.



Entrance Hall  
 Fitted carpet, textured ceiling, loft hatch, door to cupboard.  
 door to:

Lounge/Diner 4.22m (13'10") x 3.71m (12'2") max  
 Fitted carpet, telephone point, TV point, textured ceiling,  
 patio door to rear garden.

Kitchen 3.05m (10') max x 2.46m (8'1")  
 Fitted with a matching range of base and eye level units with  
 worktop space over, stainless steel sink unit with single  
 drainer and mixer tap, plumbing for automatic washing  
 machine, space for fridge/freezer, fan assisted oven, four ring  
 electric hob with extractor hood over, window to front, tiled  
 flooring, textured ceiling.

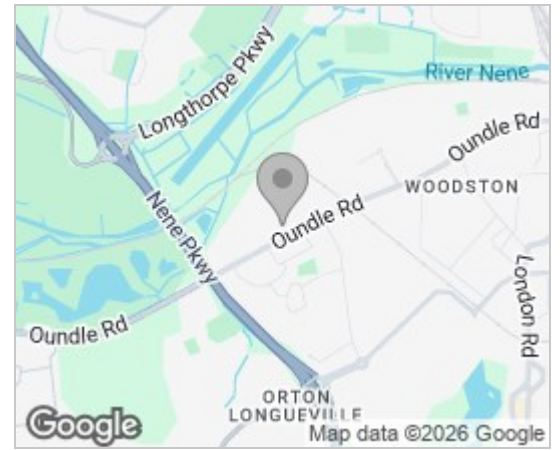
Bedroom 1 3.15m (10'4") x 3.15m (10'4")  
 Window to rear, fitted carpet, textured ceiling, sliding door  
 to Storage cupboard, built-in double wardrobes with full-  
 length mirrored sliding doors, hanging rails and shelving.

Bathroom  
 Fitted with three piece suite comprising panelled bath with  
 separate electric shower over, pedestal wash hand basin and  
 low-level WC, tiled surround, ceramic tiled flooring.

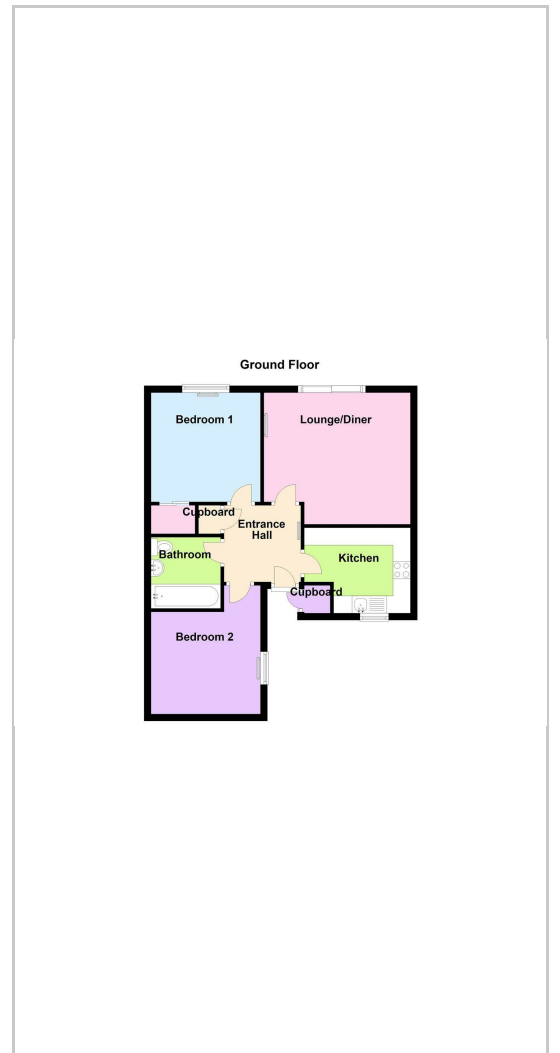
Bedroom 2 3.00m (9'10") x 2.95m (9'8")  
 Window to side, fitted carpet, textured ceiling.

OUTSIDE:  
 Enclosed by wooden panelled fence, paved sun patio with  
 seating area, mainly laid to lawn with borders and gated to  
 rear. Single garage in nearby block.

## Area Map



## Floor Plans



## Energy Efficiency Graph

