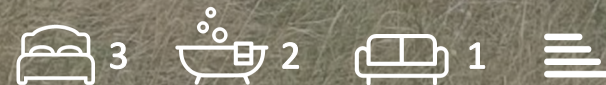




25 Linus Grove

Cardea PE2 8FX

Offers in the region of £330,000



25 Linus Grove

Cardea PE2 8FX

Brilliantly presented family home in Linus Grove, a very popular part of the Cardea estate.

This property comprises of;

Ground Floor- entrance hall, impressively fitted lounge with double doors to the garden, re-fitted kitchen/dining room with dual aspects windows and storage cupboard, re-fitted utility room with door to the driveway and a door to the re-fitted w/c.

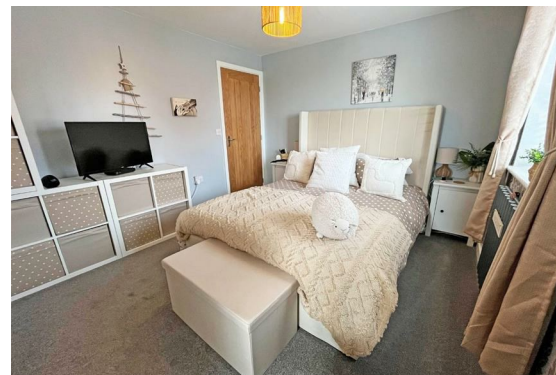
First Floor- landing with airing cupboard, three double bedrooms, bedroom one benefitting from a re-fitted en suite shower room and dressing area, re-fitted family bathroom.

Outside- to the front of the property, a tastefully laid frontage comprising of re-fitted entrance pathway and gravelled boarders. To the rear of the property, an enclosed and not overlooked garden, mainly laid to lawn and patio with a personal doors to the single garage, patio BBQ area situated to the rear of the garage. Driveway for several vehicles and a side access.

This property can only be appreciated upon viewing and is within easy reach of the local amenities and transport links the area offers.

Tenure: Freehold
Council Tax Band: D





Ground Floor

Entrance Hall

Lounge

18'4" x 10'1" (5.60m x 3.09m)

Kitchen/Dining Room

18'3" x 9'3" (5.58m x 2.84m)

Utility Room

6'1" x 5'1" (1.87m x 1.56m)

W/C

First Floor

Landing

Bedroom One

10'10" x 10'4" (3.31m x 3.16m)

Dressing Area

6'2" x 7'2" (1.88m x 2.20m)

En Suite

Bedroom Two

10'5" x 8'4" (3.20m x 2.55m)

Bedroom Three

9'1" x 7'6" (2.77m x 2.29m)



Floor Plan



Viewing

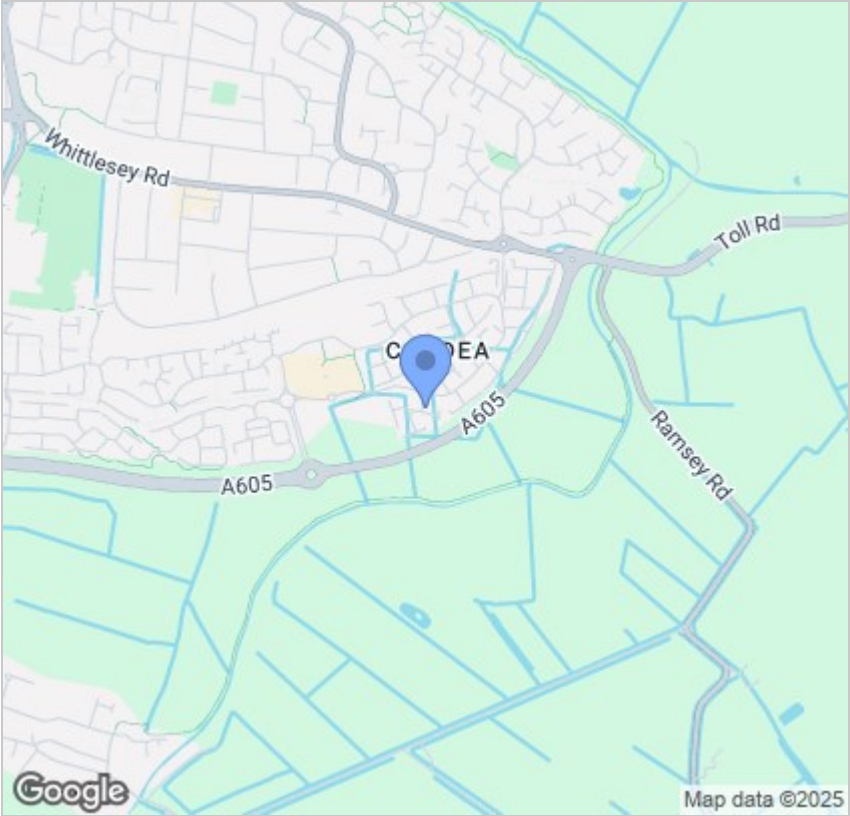
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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Area Map



Energy Efficiency Graph

