



Offers in excess of £270,000
Lima Way, CARDEA, Peterborough PE2



 3
Bedrooms

 2
Bathrooms



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WELL PRESENTED 3 bedroom home in CARDEA with 26 ft OPEN PLAN KITCHEN/DINER // Measuring over 1500 SQ FT

The property is set over three floors, with an Entrance Hall, WC and Open plan Kitchen/Diner (With built in fridge, freezer, washing machine and dishwasher)

The first floor has the lounge, bathroom and bedroom 3

The second floor has 2 further bedrooms (With ensuite to Bedroom 1)

Outside there is off road parking and garage (En-Bloc) and a rear garden

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Entrance Hall

With stairs to the first floor and doors to all rooms

WC

Fitted WC and wash ahnd basin. UPVC window to the front

Kitchen / Diner *26' 3" x 12' 2" (8.00m x 3.71m)*

With UPVC doors and windows to the rear and 2 radiators. The Kitchen is fitted with base and wall units with wokrtops and sink. Built in double oven with hob and extractor fan

First floor

Doors to all rooms

Lounge *13' 9" x 12' 6" (4.19m x 3.81m)*

With UPVC window to the rear and radiator

Bedroom 3 *8' 2" x 7' 7" (2.49m x 2.31m)*

With UPVC window to the front and radiator

Bathroom

Fitted with WC, Wash hand basin and bath with taps. Part tiled walls and heated towel rail

Second Floor

With doors to all rooms

Bedroom 2

With UPVC window to the front and radiator

Bedroom 1 *13' 5" x 10' 2" (4.09m x 3.10m)*

With UPVC window to the rear and radiator. Fitted wardrobes and door to

Ensuite

Fitted with WC, Wash hand basin and shower cubicle. Part tiled walls

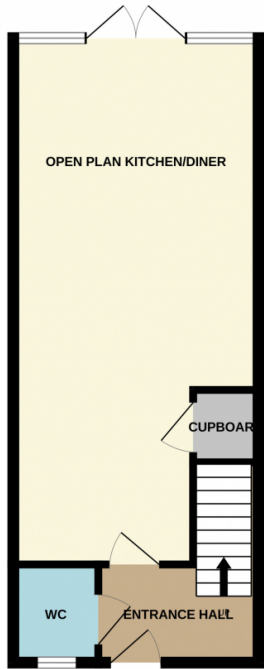
Outside

Low maintenance garden mainly laid to lawn with a patio area ideal seating and entertaining guests.

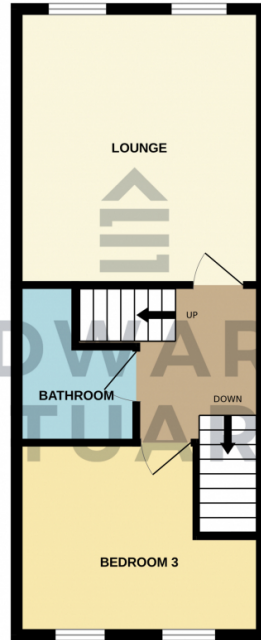


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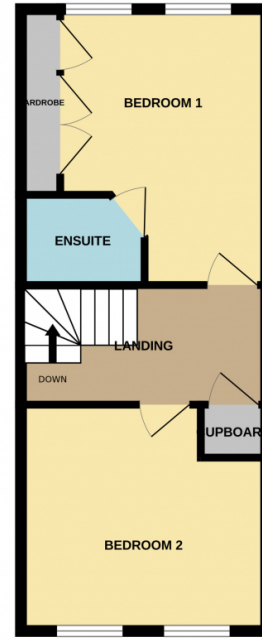
GROUND FLOOR



1ST FLOOR



2ND FLOOR



EDWARD
STUART

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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