



Offers over £325,000  
Rothwell Way, BOTOLPH GREEN, Peterborough, PE2

 **3**  
Bedrooms

 **2**  
Bathrooms



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SPACIOUS three-bedroom detached family home located in a highly desirable BOTOLPH GREEN.

Offering a welcoming and well-maintained interior, the property features two generous reception rooms perfect for family living and entertaining. There is also a separate kitchen and a Utility/WC on the ground floor

There are three bedrooms on the first floor, all with fitted wardrobes  
The main family bathroom and an Ensuite to Bedroom 1

With no chain involved, this home is ready for immediate move-in. Outside, enjoy a private garden area ideal for outdoor activities. Conveniently situated close to local amenities, schools, and transport links, this lovely family home combines comfort, convenience, and potential in a sought-after location.



**Entrance Hall**

With doors to all rooms, LVT flooring and stairs to the first floor - Radiator

**Lounge** *5.46m x 3.38m (17' 11" x 11' 1")*

With BOX UPVC window to the front and UPVC window to the side and radiator

**Kitchen** *3.00m x 2.57m (9' 10" x 8' 5")*

Fitted base and wall units with worktops and sink, built in oven with hob and extractor. Space for appliances and wall mounted boiler. Sunken spotlights and service door to the

**Dining Room** *2.97m x 2.70m (9' 9" x 8' 10")*

With UPVC doors to the rear and radiator. LVT flooring

**WC / Utility Room**

Fitted with WC and Wash Hand Basin. Space for appliances

**First floor**

With doors to all rooms and storage

**Bedroom 1** *3.66m x 3.28m (12' x 10' 9")*

With UPVC window to the front, radiator and fitted wardrobes - Door to

**Ensuite**

Refitted with WC, Wash hand basin and shower. Part tiled walls and UPVC window to the side

**Bedroom 2** *3.00m x 2.57m (9' 10" x 8' 5")*

With UPVC window to the rear, radiator and fitted wardrobes

**Bedroom 3** *3.00m x 2.08m (9' 10" x 6' 10")*

With UPVC window to the rear, radiator and fitted wardrobes

**Bathroom**

Fitted with WC, Wash hand basin and bath Part tiled walls and UPVC window to the side

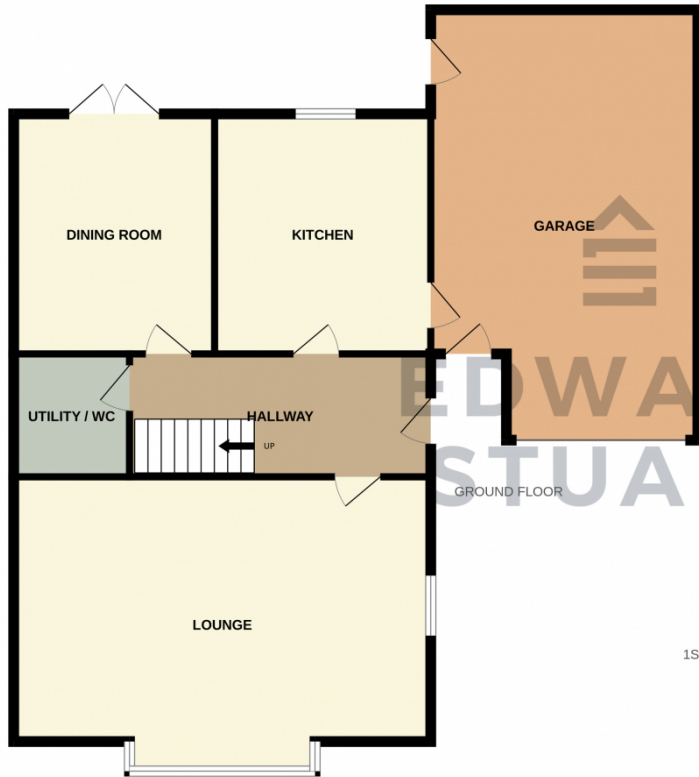
**Outside**

Driveway to the front and garage with electric door. Lawn area. The rear garden is fully enclosed and laid to lawn with patio and mature trees, shrubs and borders



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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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