



Asking Price £410,000  
Bentley Grove, Peterborough, PE3



 4  
Bedrooms

 2  
Bathrooms



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Welcome to this inviting four-bedroom townhouse, perfectly positioned just a stone's throw away from the vibrant city centre and easily accessible train station.

## **\*\*Spacious Four-Bedroom Townhouse Conveniently Located Near City Centre and Train Station\*\***

Welcome to this inviting four-bedroom townhouse, perfectly positioned just a stone's throw away from the vibrant city centre and easily accessible train station.

Upon entering the ground floor, you are greeted by a welcoming Entrance Hall that leads to a convenient W/C, and a well-appointed Kitchen/Diner, ideal for gatherings and family meals.

Ascending to the first floor, you will find a comfortable Lounge that's perfect for relaxation, along with a generously-sized Master Bedroom complete with its own En-Suite bathroom and built in wardrobes for added privacy and convenience.

The second floor features three additional bedrooms, providing ample space for family or guests, along with a family bathroom that caters to every need.

Outside, the property boasts a Single Garage and a Driveway for off-road parking, complemented by a delightful enclosed Rear Garden that offers a great retreat for outdoor enjoyment.

This residence is an excellent choice for commuters, conveniently located within a mile of Peterborough Train Station.

We strongly recommend scheduling a viewing to fully appreciate all this property has to offer. Don't hesitate to contact our office today to secure your appointment.

### **Entrance Hall**

Stairs to first floor, ample storage, doors to all rooms;

### **WC**

Comprising of a WC, radiator and a hand wash basin.

### **Kitchen-Diner** *5.18m x 3.76m (17' x 12' 4")*

Open plan kitchen-diner with skylights, and UPVC double glazed french doors to the garden, comprising of matching wall and base level units with worktops over, matching island with extra storage, five ring gas hob with extractor over, eye level integrated double oven, dish washer, fridge freezer, one and a half bowl stainless steel sink with mixer tap over.

### **First Floor Landing**

Doors to all rooms;

**Lounge** 5.21m x 3.71m (17' 1" x 12' 2")

Two UPVC double glazed windows, two radiators.

**Bedroom 1** 3.45m x 2.97m (11' 4" x 9' 9")

UPVC double glazed window, radiator, built in wardrobes, door to;

### **Ensuite**

Generous en suite comprising of an opaque UPVC double glazed window, double walk in shower cubicle with rainfall shower over, heated towel rail, WC, wash hand basin.

### **Second Floor Landing**

Doors to all rooms;

### **Family Bathroom**

Four piece suite comprising of an opaque UPVC double glazed window, panelled bath with detachable shower head, heated towell rail, double walk in shower cubicle with rainfall sshower over, WC and hand wash basin.

**Bedroom 4** 3.73m x 2.51m (12' 3" x 8' 3")

UPVC double glazed window, radiator.

**Bedroom 3** 3.73m x 2.59m (12' 3" x 8' 6")

UPVC double glazed window, radiator.

**Bedroom 2** 4.78m x 2.59m (15' 8" x 8' 6")

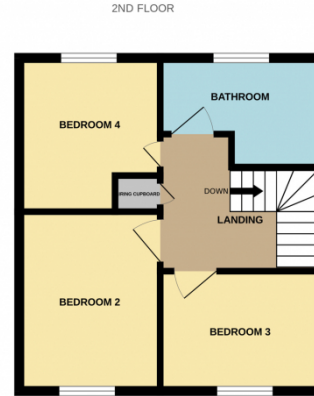
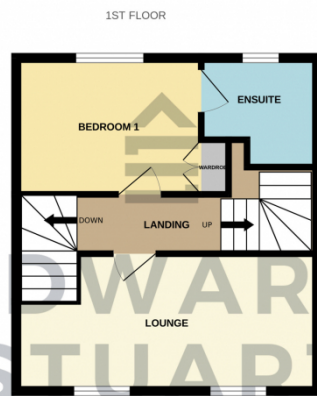
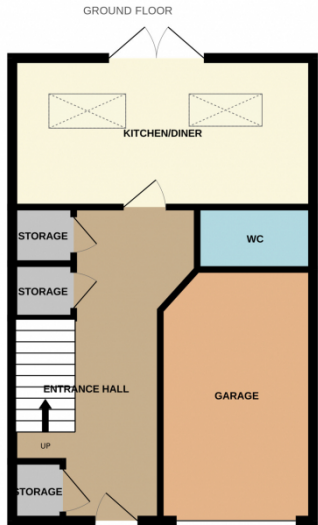
UPVC double glazed window, radiator.

### **Outside**

This property boasts a generous garden as it is the corner plot, which is mainly laid to lawn, to the front the property has a driveway and a garage.



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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+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address: Peterborough, PE3

