



**Connells**

Wigmore Drive  
Peterborough





## Property Description

Stanground is a popular residential area right on the edge of the cathedral city of Peterborough, with the River Nene and the fields of Cambridgeshire creating its natural borders. This is the edge of the Fens, between the city and the coast, a unique and historic rural landscape right on your doorstep. It is a popular residential area close to Peterborough City Centre. The area is a mixture of new and period properties and is well serviced by local schools and shops and transport links.

Four bedroom, detached family home located in a quiet and friendly cul de sac in Park Farm. The property comprises of an entrance hall, cloakroom, kitchen, lounge/diner and family room. Upstairs are four bedrooms, en-suite to master and family bathroom. Enclosed rear garden and off road parking.

## Entrance Hall

Door to front, UPVC window to front and stairs to first floor.

## Cloakroom

Under stairs, WC, laminate flooring and wash hand basin with mixer tap.

## Lounge

14' 8" x 10' 7" ( 4.47m x 3.23m )  
UPVC square bay window to front, laminate flooring and coving.

## Dining Room

9' 1" x 10' 4" ( 2.77m x 3.15m )  
Patio doors to rear, radiator, coving, laminate flooring, open plan to lounge separated by arch.

## Family Room

16' 2" x 7' 9" ( 4.93m x 2.36m )  
UPVC window to front, laminate flooring, fuse box and spotlights.

## Kitchen / Breakfast Room

14' 1" x 11' 2" ( 4.29m x 3.40m )  
Two UPVC windows to rear, high and low level storage with worktops over, breakfast bar, spotlights, space for washing machine/dishwasher, 1 and 1/2 basin with mixer tap, tiled flooring and door to side.

## First Floor

## Landing

Airing/storage cupboard.

## Bedroom One

13' 7" x 10' 1" ( 4.14m x 3.07m )

Measurements excluding bay window - UPVC bay window to front, built in wardrobes, storage cupboard and radiator.

## En-Suite

UPVC window to side, shower cubicle, chrome heated towel rail, vanity style wash hand basin with mixer tap, WC, tiled walls and laminate flooring.

## Bedroom Two

12' 1" x 8' 6" ( 3.68m x 2.59m )

UPVC window to front, radiator and built in wardrobe.

## Bedroom Three

9' 3" x 9' 8" ( 2.82m x 2.95m )

UPVC window to rear and radiator.

## Bedroom Four

UPVC window to rear and radiator.

## Bathroom

UPVC window to rear, I-shaped bath, glass screen, wash hand basin with taps, chrome heated towel rail and WC.

## Outside

### Rear Garden

Large enclosed rear garden, laid to lawn, patio areas, side access to front and shed.

### Front Garden

Dropped kerb leading to block paved driveway, lawn area and gated side access.

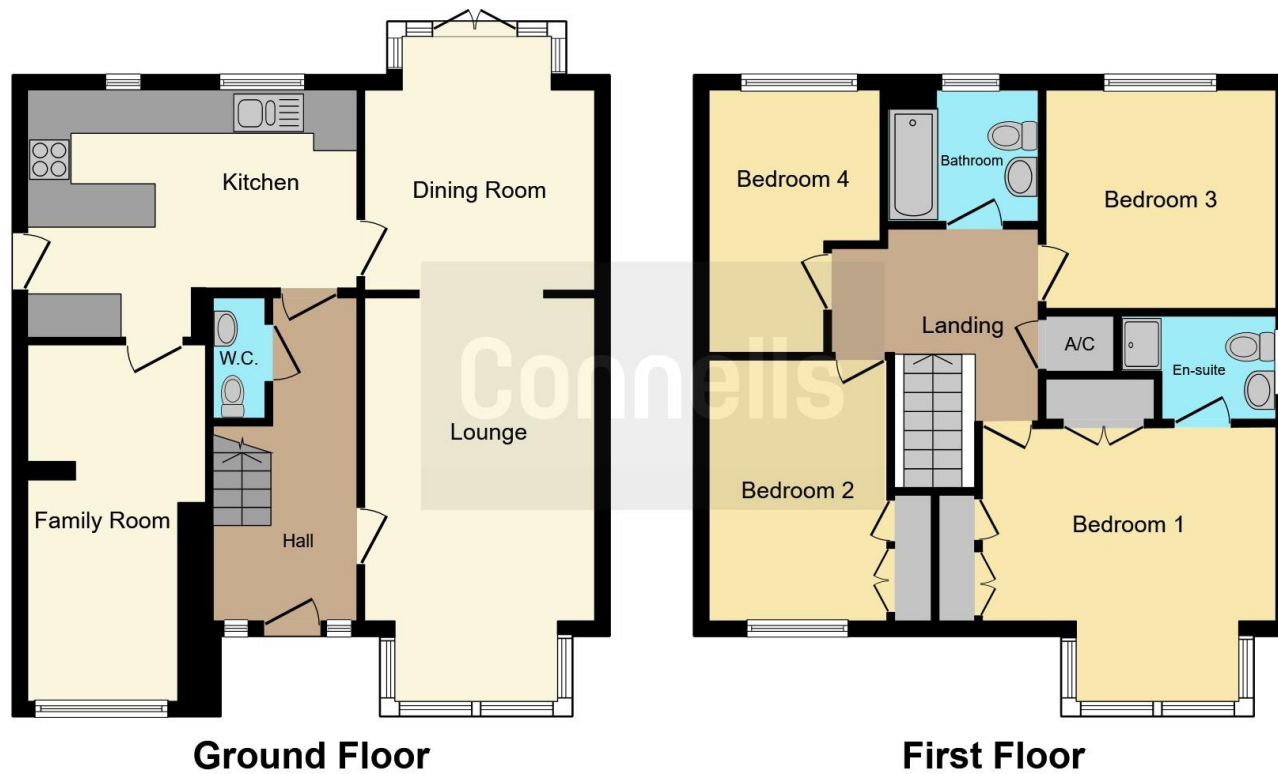












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/PBO311311](http://connells.co.uk/Property/PBO311311)**



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