



**Connells**

Thistle Drive  
Peterborough





## Property Description

Situated in the popular Stanground area this fantastic three bedroom, semi detached family home is perfect for first time buyers/home movers located close by to Stanground St John's Primary School (Ofsted rating Good), Southfields Primary School and short drive to Stanground Academy ranking 5th out of 14th schools in Peterborough and close commute to the esteemed Kings School as well as local amenities including Morrisons, Tescos and Aldi with convenient transport links including bus routes numbers 3 and 5. Easy commute from Peterborough Station to London, Sheffield, Birmingham, Leicester, Nottingham, Leeds and Glasgow. The home comprises in brief of an entrance porch, hallway leading through to the cloakroom, study, lounge and modern kitchen with some integrated appliances. Upstairs are three bedrooms and the family bathroom. Outside is a private South facing garden laid to lawn with a sizeable patio area. The semi detached home also benefits from a garage.

Benefiting from a garage, south facing rear garden, study, kitchen and downstairs WC. This modernised three bedroom, semi detached home close by to Stanground St John's Primary School and short drive to Stanground Academy and local amenities.

## Entrance Porch

Door to front and wood laminate flooring.

## Entrance Hall

Understairs storage cupboard, laminate flooring and radiator.

## Cloakroom

2' 9" x 4' 5" ( 0.84m x 1.35m )  
Window to side, tiled flooring, wash hand basin and WC.

## Lounge

10' 10" x 19' 8" ( 3.30m x 5.99m )  
Two double glazed windows to rear, French door to rear, large and spacious (measurements to follow), radiator, wood quick step flooring (April 2023) and cabinet heater.

## Study

5' 6" x 7' 6" ( 1.68m x 2.29m )  
Wood laminate flooring.

## Kitchen

11' 4" x 12' 6" ( 3.45m x 3.81m )  
Double glazed window to front, spacious, tiled flooring, radiator, fitted dishwasher, fitted induction cooker, electric hob, space for fridge freezer and plumbing for washing machine and vented tumble dryer.

## First Floor

## Landing

Airing cupboard.

## Bedroom One

10' 6" x 11' 1" ( 3.20m x 3.38m )

Measurements plus recess x 2 - Double glazed window to rear, carpeted Dec 2023 and radiator.

## Bedroom Two

13' 6" x 8' 9" ( 4.11m x 2.67m )

Measurements plus recess - Double glazed window to front and radiator, carpeted Dec 2023.

## Bedroom Three

8' 11" x 7' 5" ( 2.72m x 2.26m )

Double glazed window to rear, carpeted Dec 2023 and radiator.

## Bathroom

6' 9" x 7' 7" ( 2.06m x 2.31m )

Measurements are max - Double glazed window to side, bath with shower over, was hand basin, WC, tiled flooring and radiator.

## Outside

### Rear Garden

South facing garden, lawn, patio area, shrubs and gate to rear.

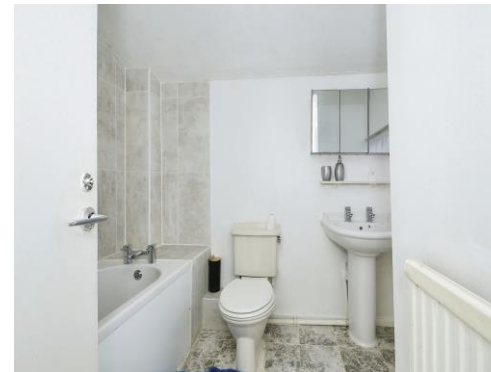
### Front Garden

Small front garden.

### Garage & Parking Space

8' 4" x 11' 11" ( 2.54m x 3.63m )

Up and over door to front, double glazed window to side, potential to convert into living space.













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**

**view this property online [connells.co.uk/Property/PBO311423](http://connells.co.uk/Property/PBO311423)**

Tenure: Freehold



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