



Connells

Lidgate Close
Peterborough



Property Description

Located in St Botolph Green, just off Ounde Road is this sizeable plot, within a cul-de-sac position is this fantastic four bedroom family home which is perfect for first time buyers located close by to Nene Valley Primary School as well as local amenities and convenient transport links. It is also close to Nene Valley Rowing & Canoeing Course and a short drive to Orton Hall Hotel & Spa. There is a pedestrian walkway from St Botolph Green to Ferry Meadows Country Park. It is also possible to cycle to Ferry Meadows and Nene Valley Park from the property.

The home comprises in brief of an entrance hallway leading through to the lounge/dining room with electric fireplace, modern kitchen, downstairs WC, conservatory and study/office. Upstairs are four double bedrooms and the family bathroom; the master of which benefits from an en-suite with double shower cubicle and rainfall shower. Outside is a private rear garden with a summerhouse and patio area. The detached home also benefits from a double garage and driveway providing off road parking.

Entrance Hall

Door to front, stairs to first floor and laminate flooring.

Cloakroom

Window to rear, WC, vanity wash hand basin and laminate flooring.

Study/Office

8' 8" x 8' 4" (2.64m x 2.54m)

Window to front, laminate flooring and radiator.

Lounge

10' 4" x 27' 6" (3.15m x 8.38m)

Window to front, electric fire, French door to conservatory, laminate flooring and two radiators.

Kitchen

12' 11" x 11' 1" (3.94m x 3.38m)

Windows to rear and side, door to side, tiled flooring, radiator, dishwasher/washing machine plumbing, high and low level storage with quartz worktops over, tiled splashbacks, space for American style fridge/freezer, cooker, gas hob and hood, stainless steel sink/drainer with 1 and 1/2 basin and mixer tap.

Conservatory

11' 4" x 13' 10" (3.45m x 4.22m)

Double doors to side, laminate flooring and radiator.

First Floor

Landing

Airing cupboard, laminate flooring and loft access.

Bedroom One

15' 8" x 10' 4" (4.78m x 3.15m)

Window to front, radiator, carpet and built in wardrobes.

En-Suite

Window to front, double shower cubicle with rainfall shower, tiled flooring and walls, heated towel rail, wash hand basin, WC and extractor.

Bedroom Two

Window to rear, built in wardrobes and radiator.

Bedroom Three

10' 8" x 9' 5" (3.25m x 2.87m)

Window to rear and radiator.

Bedroom Four

9' 5" x 8' 11" (2.87m x 2.72m)

Window to front and radiator.

Bathroom

Window to rear, p-shaped bath with glass shower screen, wash hand basin, WC, spotlights, tiled walls and extractor fan.

Outside

Rear Garden

Enclosed, laid to lawn, side access, patio and outside tap.

Front Garden

Block paved driveway leading to double garage and lawned area.

Double Garage

Two up and over doors, eaves storage, power and lighting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01733 314 775
E peterborough@connells.co.uk

14 Cowgate
 PETERBOROUGH PE1 1NA

EPC Rating: D

view this property online connells.co.uk/Property/PBO311647

Tenure: Freehold



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Property Ref: PBO311647 - 0003