



Connells

Ledbury Road
PETERBOROUGH

Ledbury Road PETERBOROUGH PE3 9RF

for sale offers in excess of
£325,000



Property Description

Located in the popular and well-established area of Netherton on Ledbury Road, this spacious 3-bedroom semi-detached family home offers flexible living and excellent features throughout. The ground floor comprises a welcoming entrance hall with parquet flooring, a bright lounge with sliding doors leading into a modern kitchen/diner-perfect for family meals and entertaining. There is also the added benefit of a separate study, ideal for home working (or playroom / 4th bedroom), and a convenient downstairs toilet. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom. Outside, the home boasts a beautifully maintained, mature private rear garden, an ideal space for relaxation or children to play. To the front, the property benefits from a garden and a driveway that provides ample off-road parking, along with garage for extra storage or parking. This is a fantastic family home in a sought-after location, close to schools, shops, and transport links.

Spacious and well-presented 3-bedroom semi-detached family home on Ledbury Road, featuring a kitchen/diner, study, downstairs toilet, garage, driveway, and a private mature rear garden.

Entrance Hall

Door to front, radiator, parquet flooring and storage cupboard.

Cloakroom

Window to side, WC, wash hand basin, tiled flooring and storage cupboard.

Study

9' 9" x 10' 8" (2.97m x 3.25m)

Door to side, radiator, tiled flooring, window to rear and wall mounted boiler.

Lounge

20' 5" x 11' 5" (6.22m x 3.48m)

Window to the front, two radiators, parquet flooring.

Kitchen/Diner

13' 10" x 15' 10" (4.22m x 4.83m)

Window to the rear, sliding door to rear, tiled flooring, parquet flooring in diner, sink/drain, cupboard for washer, high and low level storage with worktops over, integrated dishwasher, fridge/freezer, microwave, oven with electric hob, hood and radiator.

Lean To

4' 11" x 14' 9" (1.50m x 4.50m)

First Floor Landing

Window to side, oak flooring and airing cupboard.

Bedroom One

11' 5" x 11' 4" (3.48m x 3.45m)
Window to front, radiator and oak flooring.

Bedroom Two

11' 11" x 8' 10" (3.63m x 2.69m)
Window to rear, oak flooring, radiator and storage cupboard.

Bedroom Three

10' 6" x 7' 5" (3.20m x 2.26m)
Window to front, oak flooring, storage cupboard and radiator.

Bathroom

Window to rear, bath with shower over and glass screen, tiled flooring and walls, concealed cistern WC, wash hand basin and heated towel rail.

Outside

Rear Garden

Laid to lawn, patio area, shrubs, vegetable patch and garage.

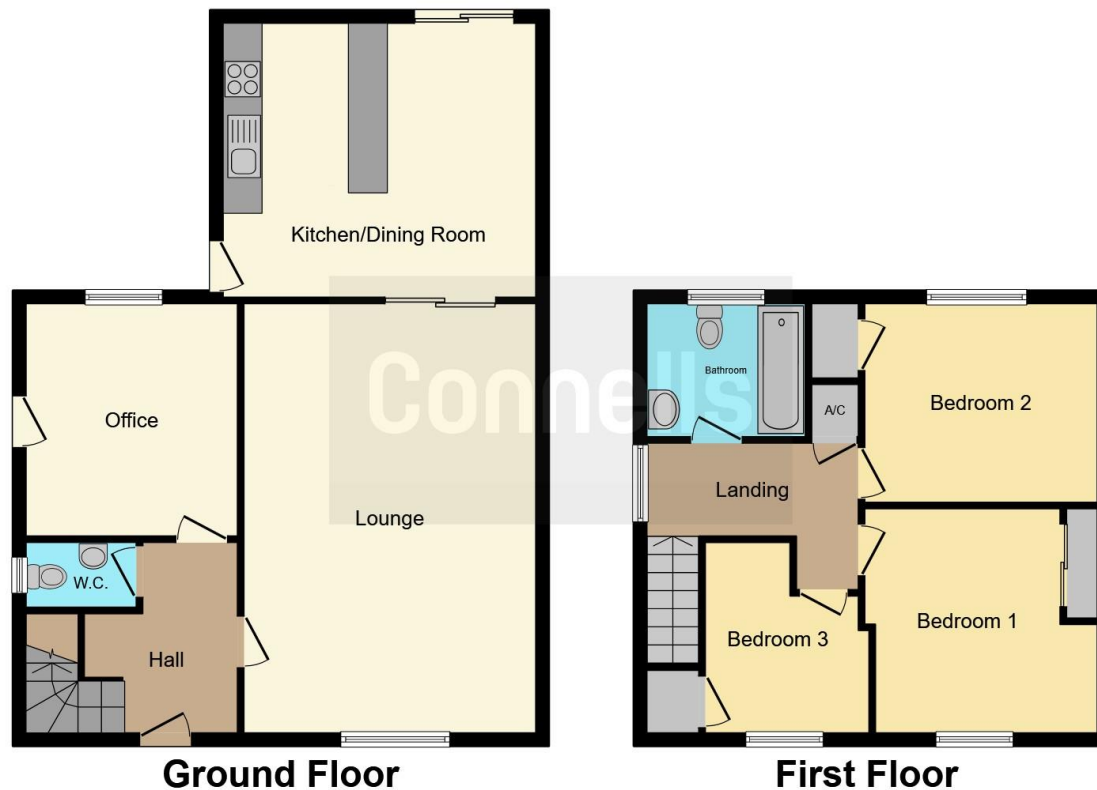
Garage

19' 1" x 8' 2" (5.82m x 2.49m)
Window to side, up and over door and door to rear.









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

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EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

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