



Connells

Lea Gardens
Peterborough

Lea Gardens Peterborough PE3 6BY

for sale
£475,000



Property Description

A generous sized family home within walking distance of the City Centre. This home offers flexible living across two floors. Set on a corner plot with off road parking and double garage.

The ground floor features a spacious and bright open-plan living/dining area, providing a welcoming space for relaxation and entertaining, with a view of the south facing rear garden. The fitted kitchen/diner is well-equipped, complemented by a separate utility room for added convenience. A downstairs bathroom adds to the practicality of the layout. The conservatory/sunroom creates additional space for growing families. A study for home working is also a benefit. Bedroom three with en-suite provides privacy and ease.

Upstairs are two further bedrooms with fitted wardrobes and a separate WC offering ample space for family or guests.

Outside, the property benefits from a well-maintained, south facing rear garden, perfect for outdoor enjoyment. Driveway and double garage to the front, providing additional storage.

Located close to local amenities, schools, and transport links, this home offers modern living in a sought-after location.

Detached Chalet Bungalow located off Thorpe Road: Ground floor: Entrance hall, bedroom with en-suite, bathroom, lounge, dining room, study, kitchen/diner, utility room and conservatory. Upstairs: Two further bedrooms with fitted wardrobes and WC. Rear garden, driveway and double garage.

Entrance Hall

Door to front, storage cupboard x 2, stairs to first floor and understairs cupboard.

Bedroom Three

11' 10" x 11' (3.61m x 3.35m)
Measurements plus bathroom and wardrobes - Window to the front, carpet, fitted wardrobes.

En-Suite

Windows to front and side, tiled walls and flooring, walk in double shower cubicle, wash hand basin, WC, chrome heated towel rail, shaver point, door to side.

Downstairs Bathroom

Corner bath with shower over, wash hand basin, WC, window to side, vinyl flooring and chrome heated towel rail.

Lounge

14' 3" x 23' 5" (4.34m x 7.14m)

Sliding door to rear, window to front (to conservatory), carpet and two radiators.

Dining Room

11' 4" x 11' 11" (3.45m x 3.63m)

Sliding door to conservatory, radiator and carpet.

Study

8' 11" x 7' 11" (2.72m x 2.41m)

Window to the front, radiator and carpet.

Kitchen/Diner

14' 3" max x 13' 4" (4.34m max x 4.06m)

Window to the rear, high and low level storage with worktops over, door to side, sink/drain, oven with gas hob and hood, space for fridge/freezer and dishwasher.

Utility Room

7' 11" x 8' 5" (2.41m x 2.57m)

Tiled flooring, wall mounted boiler, sink and space for washer/dryer.

Conservatory

10' 6" x 11' 10" (3.20m x 3.61m)

Brick built, doors to rear and front, window to side and tiled flooring.

First Floor Landing

Carpet.

Bedroom One

9' 11" x 15' 6" (3.02m x 4.72m)

Window to front, carpet and radiator and fitted wardrobes.

Cloakroom

Carpet, window to rear, WC and wash hand basin.

Bedroom Two

10' 1" x 15' 6" (3.07m x 4.72m)

Window to front, carpet, fitted wardrobes, radiator and storage cupboard.

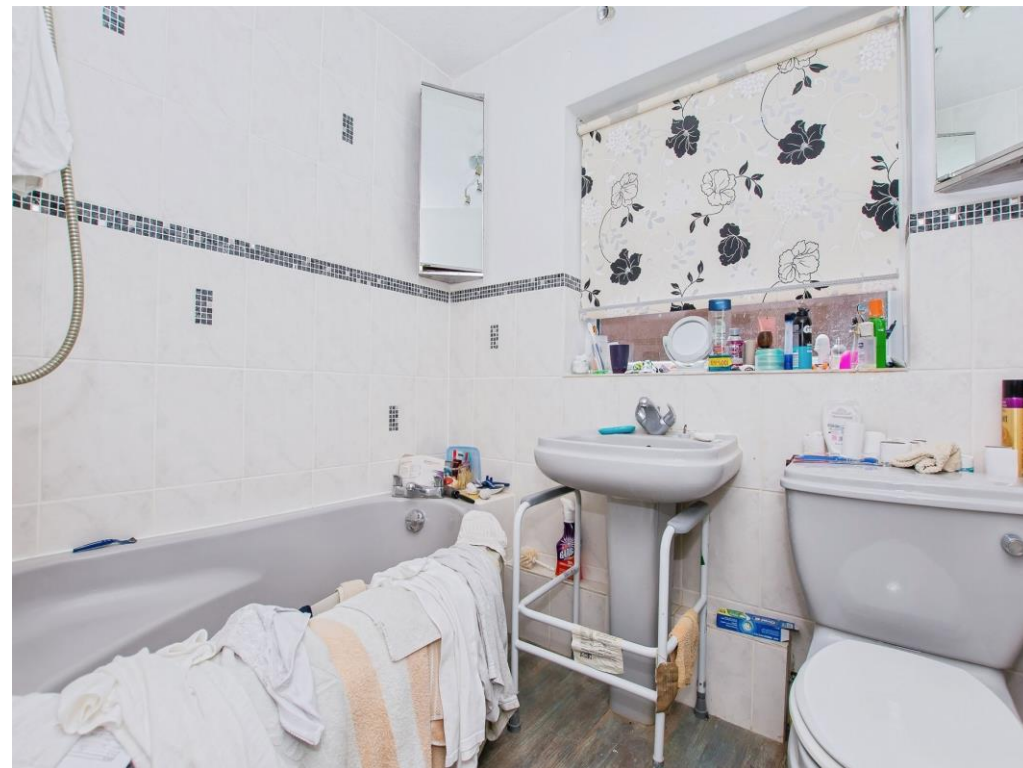
Outside

Rear Garden

South facing, patio area, lawn area, not overlooked, shed, greenhouse and side access.

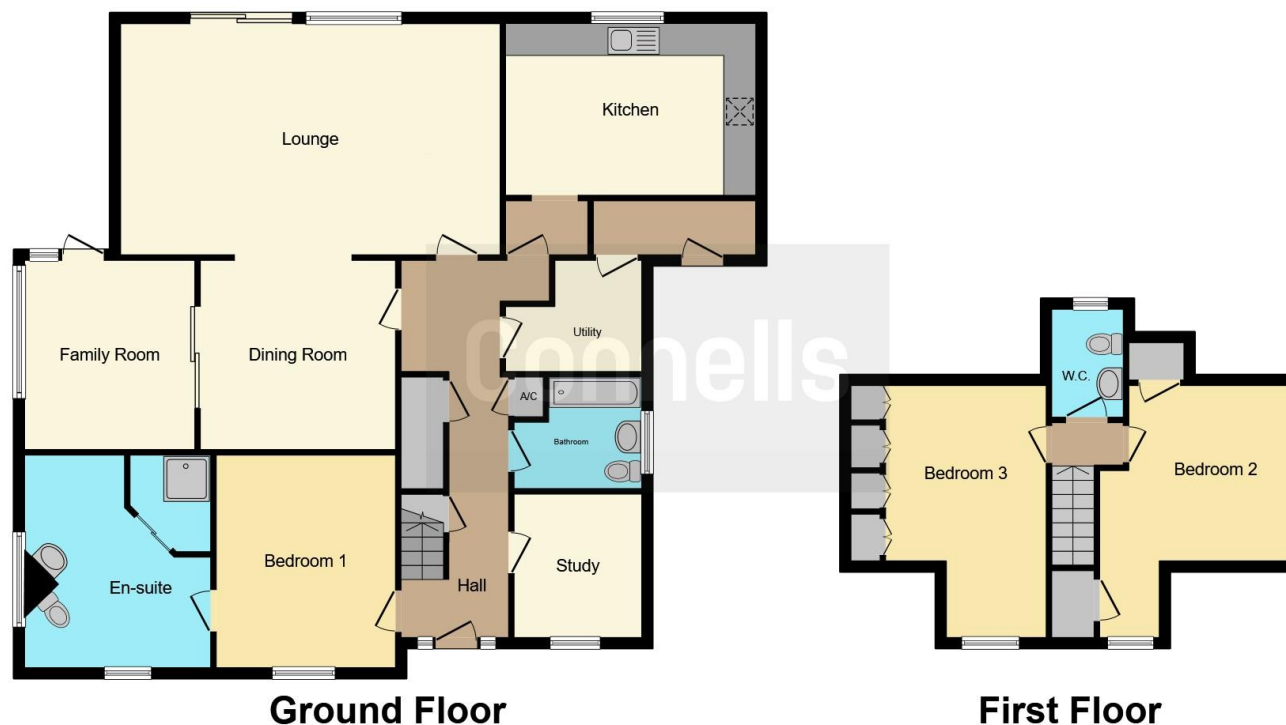
Front

Block paved driveway for multiple vehicles, double garage and side gate 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: D Council Tax
 Band: E

Tenure: Freehold

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