



Leon Drive, PETERBOROUGH  
Offers in Excess of £450,000 **Freehold**

**Sharman  
Quinney**

# Key Features



- NHBC: Two years remaining
- 36' Kitchen/diner/family room
- Upgraded kitchen with appliances
- Utility room and cloakroom
- En-suite and Jack & Jill shower room

A spacious and immaculately presented detached family home located in a great location and on a no through road. In brief the accommodation comprises of ground floor: entrance porch with shoe wrack and coat hang facility, a separate door to the entrance hall with stairs to the first floor landing, Two piece large downstairs cloakroom, separate lounge, open plan kitchen/dining and family sitting area with a upgraded kitchen with built-in appliances, matching breakfast bar, from the family sitting area. Multi bi-folding doors opening out to give access into the rear garden, utility room also with upgraded units, worktops and plumbing for washing machine and dryer. Wide first floor landing area with doors to the six bedrooms, all with quality fitted carpets and built-in wardrobes in three bedrooms, family four piece bathroom, master bedroom has an entrance



passage way with double wardrobe and door to the walk-in nursery room and to the four piece toilet/shower/bath and wash basin, between bedrooms four and five doors to the three piece Jack & Jill en-suite shower room. Outside, the frontage is open plan, double width tarmac driveway providing off road parking that leads to the double garage with two up and over doors. The generous, secluded, enclosed rear garden is laid mainly to lawn with large paved patio seating area and established plants and shrubs.

Entrance porch - 6'3" x 4'9"

Entrance hall - 15'8" x 6'2" maximum including stairs

Downstairs cloakroom - 5'5" x 4'3"

Lounge - 16'7" x 12'2"

Open plan:

Kitchen/dining/family area - 36'8" x 10'9"

Utility room - 7'4" x 5'5"

First floor gallery landing:

Master bedroom:

Entrance passage way - 6'1" x 3'6"

Bedroom area - 12'2" x 10'9"

Four piece en-suite bathroom - 9'8" 6'1"

Walk-in wardrobe - 12'3" x 6'2"

Bedroom two - 11'2" x 9'7"

Bedroom three - 9'3" x 9'3"

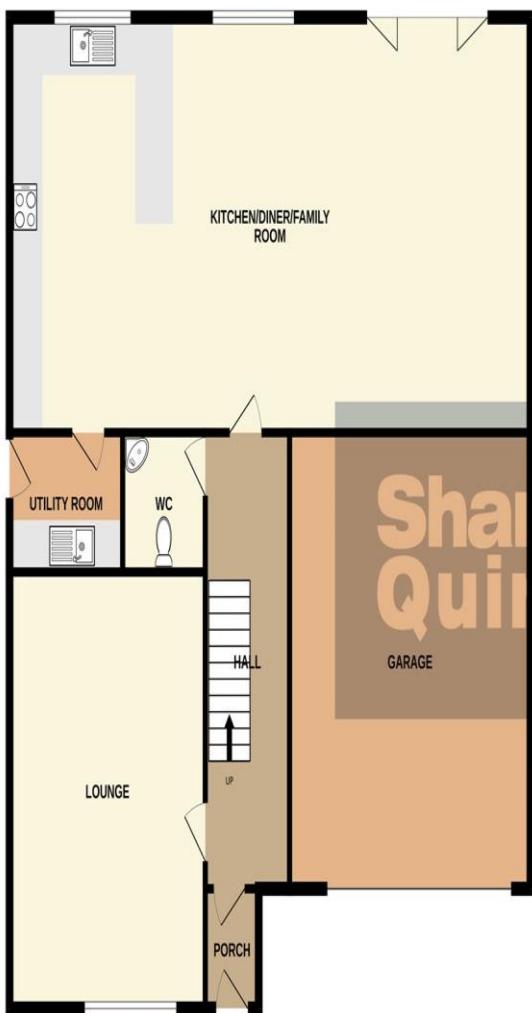
Bedroom four - 12'6"max x 10" max (l/shaped room-including wardrobe space)

Bedroom five - 14'3"max x 10'6"max (l/shaped room)

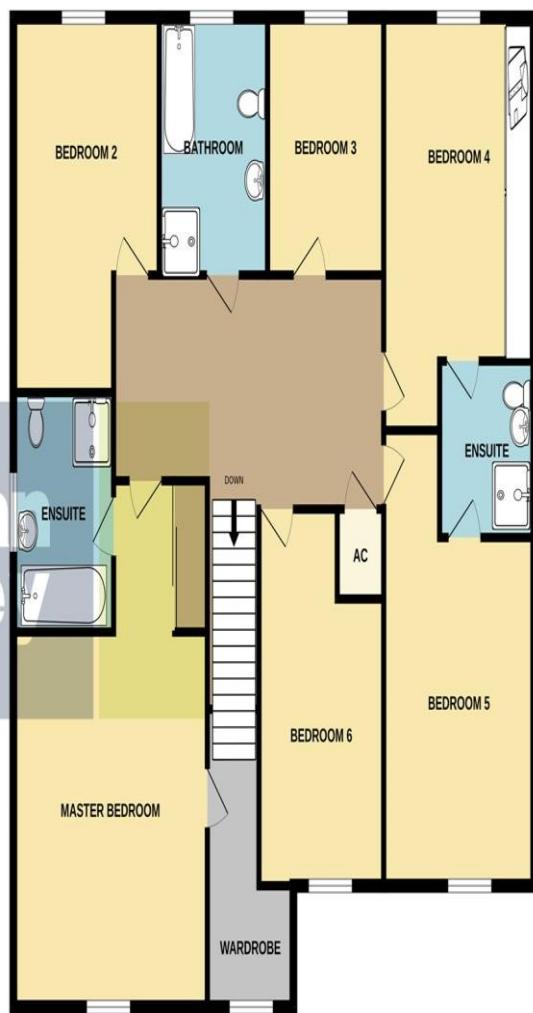
Bedroom six - 12'7"max x 10'6"max (l/shaped



GROUND FLOOR



1ST FLOOR



room including wardrobe)  
Jack& Jill en-suite - 7'2" X 6'3"

Four piece family bathroom - 9'3"max x 6'2"max  
(including bath)

Outside: Open plan to the front, laid to small lawn area with ornamental tree and paved pathway leading to the entrance door. Double width driveway leading to the double garage. Good size, secluded, rear garden enclosed by brick wall and timber fencing. Mainly laid to lawn with a large paved patio area and established ornamental trees and shrubs.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 01733 896222

 13 Desborough Avenue, Stanground,  
PETERBOROUGH, Cambridgeshire, PE2 8RG

 [stanground@sharmanquinney.co.uk](mailto:stanground@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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