



**Lyvelly Gardens, Peterborough PE1 5RR**

**welcome to**

**Lyvelly Gardens, Peterborough**

This is a DECEPTIVELY SPACIOUS WELL PRESENTED FAMILY HOME. Ready to move in and good layout over three floors. Briefly comprises ENTRANCE HALL, CLOAKROOM, LOUNGE/DINER, KITCHEN & CONSERVATORY to the ground floor. TWO BEDROOMS, DRESSING AREA BATHROOM to the first floor. BEDROOM ONE and EN-SUITE to the second floor. Outside benefits from a LARGE DRIVEWAY leading to a SINGLE GARAGE and to the rear has a easy to maintain enclosed garden.





**Ground Floor**



**First Floor**



**Second Floor**

**Entrance Hall**

11' 5" x 3' 9" ( 3.48m x 1.14m )

**Cloakroom**

6' 10" x 3' ( 2.08m x 0.91m )

**Cloakroom**

11' 5" x 8' 6" ( 3.48m x 2.59m )

**Living Room**

15' 11" x 15' 4" ( 4.85m x 4.67m )

**First Floor And Landing**

**Bedroom Two**

15' 11" x 8' ( 4.85m x 2.44m )

**Bedroom Three**

11' 3" x 8' 6" ( 3.43m x 2.59m )

**Dressing Area**

7' 1" x 6' 3" ( 2.16m x 1.91m )

**Family Bathroom**

8' 6" x 6' 8" ( 2.59m x 2.03m )

**Second Floor And Landing**

**Bedroom One**

15' 11" x 13' 7" ( 4.85m x 4.14m )

**En-Suite**

9' 1" x 7' ( 2.77m x 2.13m )

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.



welcome to

## Lyvelly Gardens, Peterborough

- REDUCED TO £280,000
- SEMI DETACHED HOME
- THREE BEDROOMS
- EN-SUITE
- CONSERVATORY
- CLOAKROOM
- LOUNGE/DINER
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: C

# £280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PCG119579 - 0013

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