









welcome to

Lidgate Close, Peterborough

"Larger family Home in a quiet corner plot "Pleased to offer this wonderfully presented 4 Bedroom family Home in Botoloph Green. Situated on a large corner plot it offers wonderful Family living with easy access to nice walks as well as the city. The property boasts large Living Dining Rooms, Kitchen / Breakfast room, Conservatory, Cloak Room and Office. To the first floor, four Bedrooms with again a larger Master Bedroom with en suite, 3-piece family Bathroom with Jacuzzi bath. The rear garden wraps around the back of the property offering Lawn, Decked and Patio seating areas. To the front, ample Driveway parking and a Double Garage. Viewings Highly Recommended.



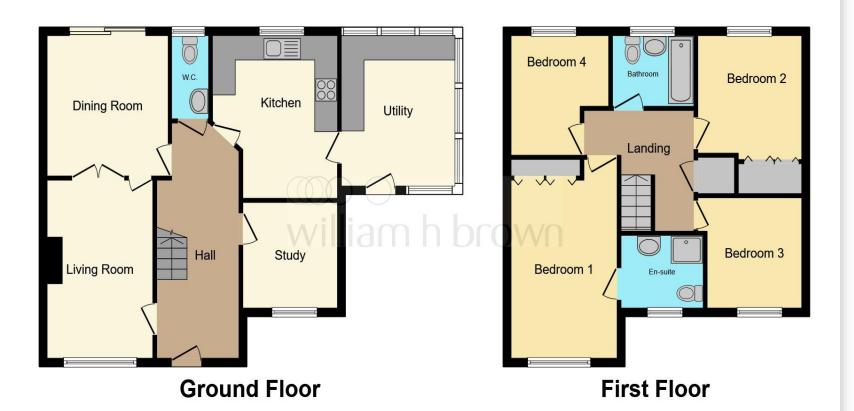












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Living Room

16' 5" 3 x 6' 3" 7 (5.00m 3 x 1.91m 7)

Dining Room

10' 5" 2 x 10' 4" 4 (3.17m 2 x 3.15m 4)

Cloak Room

Kitchen Breakfast Room

13' 4" x 12' 4" 2 (4.06m x 3.76m 2)

Conservatory

9' 7" 1 x 9' 7" 5 (2.92m 1 x 2.92m 5)

Under Stair Storage

Office

8' 8" 5 x 8' 4" 7 (2.64m 5 x 2.54m 7)

Bedroom

9' 6" x 8' 8" 5 (2.90m x 2.64m 5)

Bedroom

11' 9" 1 x 9' 9 (3.58m 1 x 2.74m 9)

Bathroom

Bedroom

10' 7" 4 x 9' 4" 9 (3.23m 4 x 2.84m 9)

Master Bedroom

16' 4" 7 x 14' 1" 5 (4.98m 7 x 4.29m 5)

Lidgate Close, Peterborough

- Well presented, Larger 4 Bedroom Family home
- Wrap around Garden
- Living Room, Dining Room and Office Room
- Double Garage
- Ample driveway parking

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£440,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122744



Property Ref: PCG122744 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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