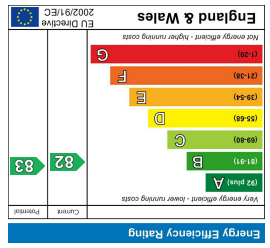


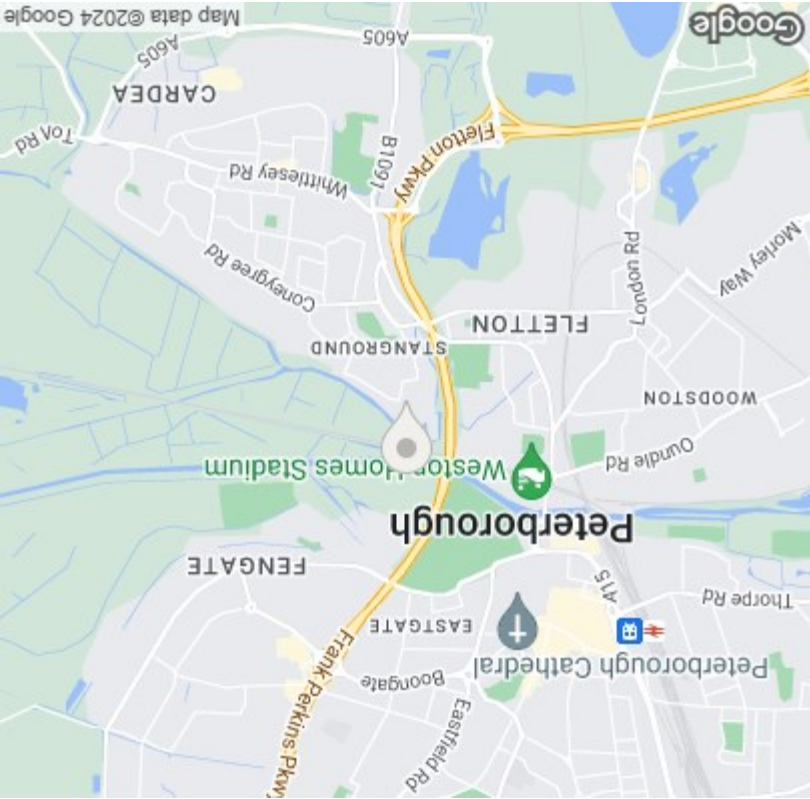
Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

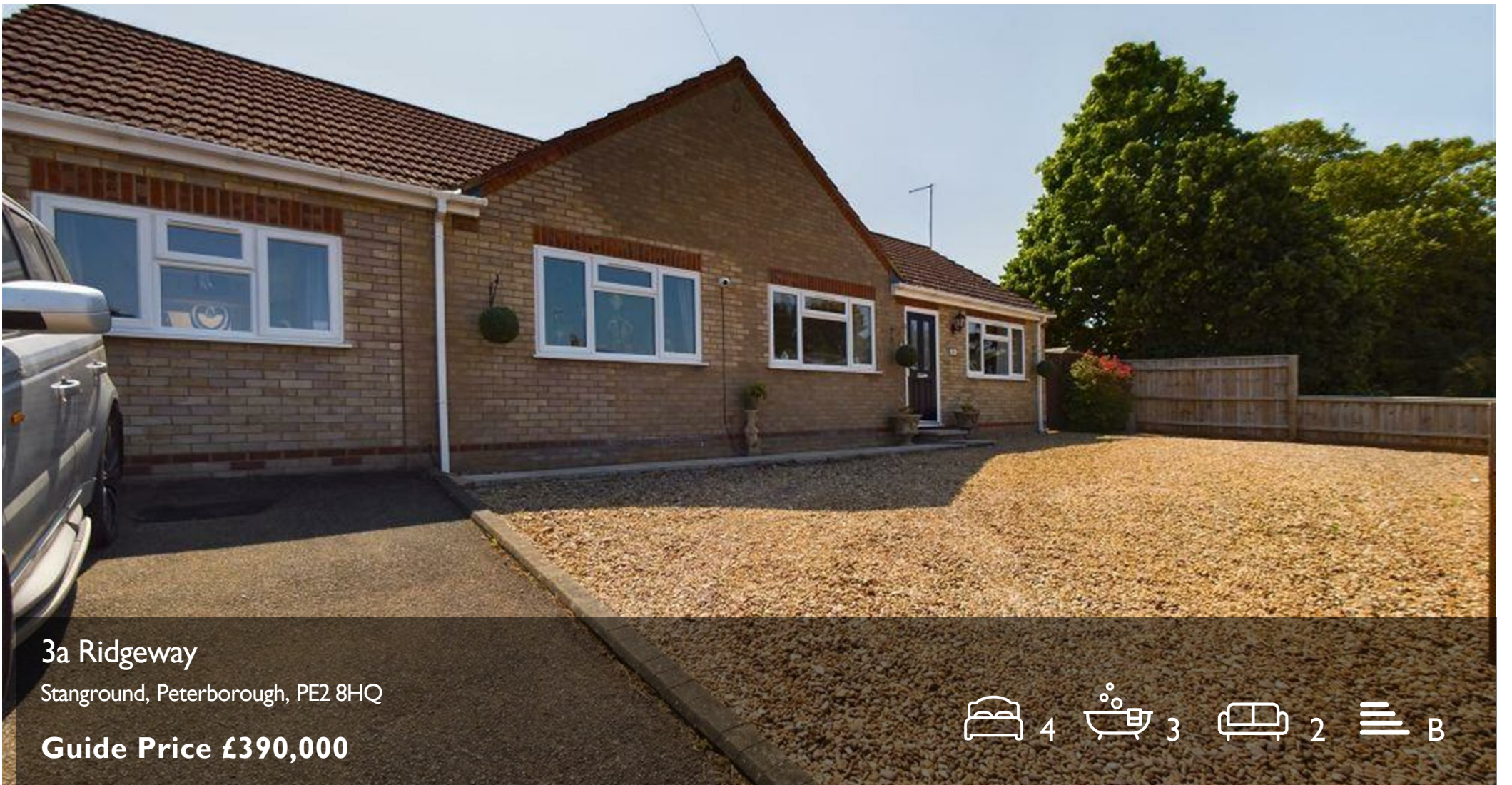
Viewing



Area Map



Floor Plan



3a Ridgeway

Stanground, Peterborough, PE2 8HQ

Guide Price £390,000

4 3 2 B

## 3a Ridgeway

Stanground, Peterborough, PE2 8HQ

This is a fantastic opportunity to purchase this lovely, well-presented, FOUR BEDROOM DETACHED FAMILY HOME. This deceptively spacious property is a must see to truly appreciate the potential it has. The accommodation offers an easy commute to the city centre, Peterborough train station, local amenities, transport links, a selection of pubs, beautiful rural areas and good schooling. This home has been extended and improved several times over the years. There is a long list of amenities nearby, making this an ideal next home!

Briefly comprises, an entrance hall that leads to two double bedrooms facing the front of the property, three-piece en suite comprising, a shower, wash hand basin and a WC. There is also a separate kitchen dining room that is fitted with a range of matching base and eye level units and worktops over. The kitchen has space for a washing machine, dishwasher and fridge/freezer. Access from the hallway to the living room, that features sliding doors into the garden, and a rear access door. There is a storage cupboard, and a further leading from the kitchen/dining/living room is a good size lean-to, with a utility space for a washing machine and tumble dryer. Off the lean-to is an additional room with a five piece family bathroom comprising, a shower, WC, bath, bidet and wash hand basin. There is also potential to add a rear porch to connect the bedroom to the kitchen. Upstairs provides an additional bedroom with built in wardrobes. Outside benefits from an enclosed private rear garden which is mainly laid to patio, and gated side access to the front. To the front provides off-road parking for several vehicles and has potential to build a garage subject to planning permission. The current owner has also received permission from the council to drop the kerb to provide an in and out driveway. Please contact the office to arrange your viewing today. Virtual tour available

**Entrance Hall**  
3'5" x 18'2"

**Bedroom Three**  
10'4" x 8'8"



**Bedroom Four**  
10'11" x 13'10"

**Kitchen**  
12'0" x 8'11"

**Bathroom**  
11'0" x 4'2"

**Living Room**  
11'10" x 14'10"

**Hallway**  
3'1" x 15'2"

**Bathroom**  
14'8" x 6'2"

**Kitchen/Utility Room**

**Dining Area**  
10'5" x 19'3"

**Sunroom**  
8'9" x 17'6"

**Dressing Area**  
5'8" x 9'6"

**Bedroom Two**  
9'3" x 8'5"

**En-Suite**  
3'3" x 6'2"

**Landing**  
2'3" x 3'4"

**Master Bedroom**  
13'6" x 16'3"

**EPC: B**  
82/83

**Tenure: Freehold**

