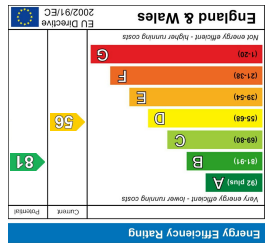


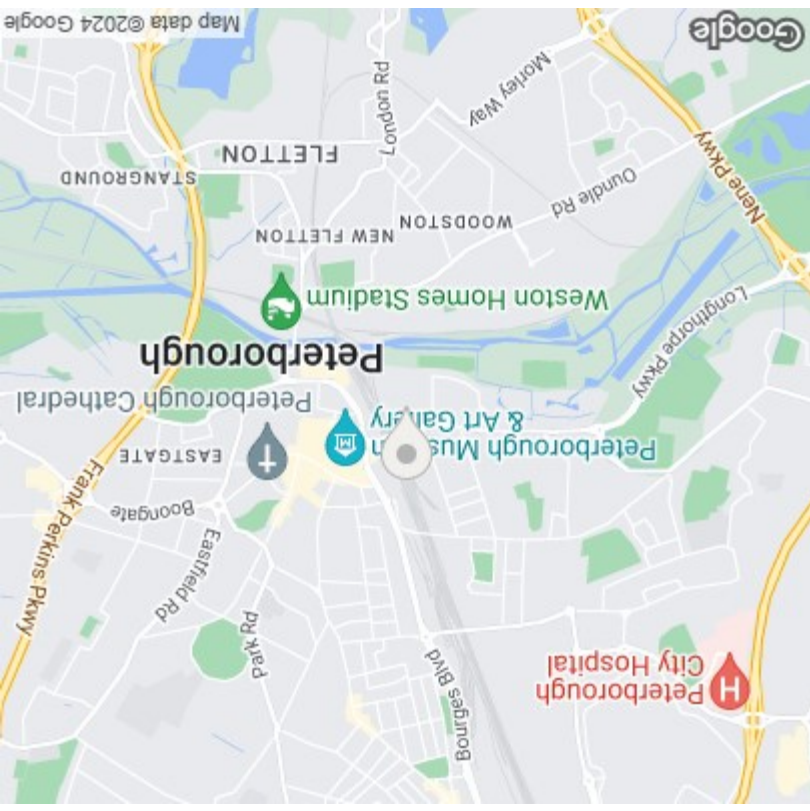
Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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.



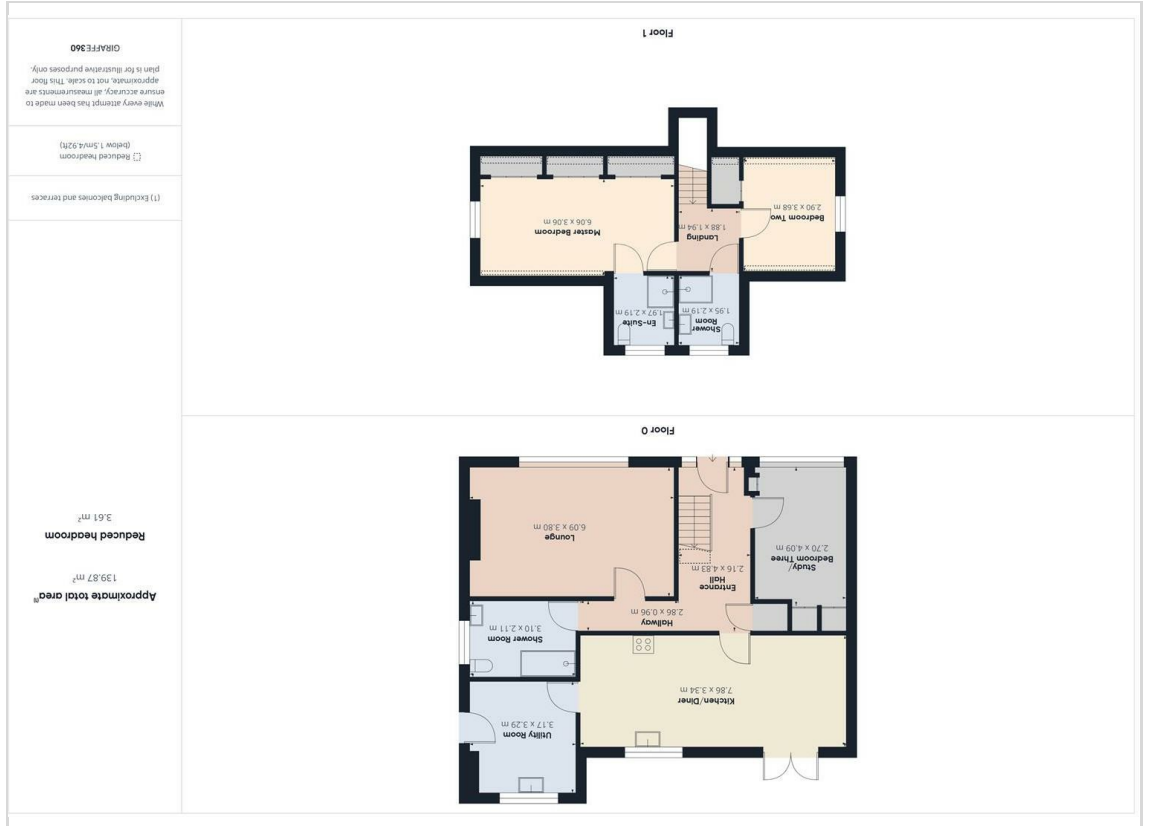
Energy Efficiency Graph

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

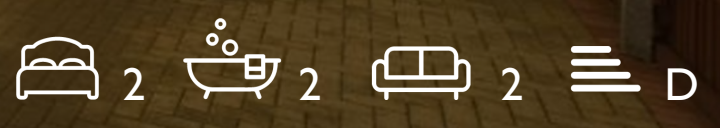


Floor Plan



27 Lea Gardens  
Peterborough, PE3 6BY

Guide Price £350,000 - Freehold , Tax Band - C





## 27 Lea Gardens

Peterborough, PE3 6BY

GUIDE PRICE £350,000-£375,000

City and County are excited to market this immaculate, recently renovated two/three-bedroom detached property located in a desirable Cul-de-Sac within close proximity to Peterborough City Centre. Offering easy access to local supermarkets, walking distance to the train station and local schooling. This property is the ideal family home.

Briefly comprising, an entrance hall, study/third bedroom, a good sized lounge, and a downstairs family bathroom that is fitted with a three-piece suite comprising a WC, wash hand basin and a walk-in shower. Tiled flooring, tiled surround. Separate utility room, and a stunning kitchen/diner that is fitted with a matching range of base and eye level units, integrated goods, and a four ring electric hob with an extractor over and oven. French doors leading to the garden, and also providing views over the garden area. Upstairs offers two double bedrooms with the master bedroom benefitting from a three-piece suite comprising a WC, wash hand basin, and cubicle shower. There is a family bathroom that also benefits from a three-piece suite comprising a cubicle shower, wash hand basin and a WC. To the rear, there is a private, enclosed, low maintenance garden.

To the front of the property, there is a blocked paved driveway allowing off road parking for at least four cars.

Please call today for a viewing to fully appreciate all that this home has to offer.

### Entrance Hall

7'1" x 15'10"

### Study/Bedroom Three

8'10" x 13'5"

### Hallway

9'4" x 3'1"

### Kitchen/Diner

25'9" x 10'11"

### Utility Room

10'4" x 10'9"

### Downstairs Shower Room

10'2" x 6'11"

### Lounge

19'11" x 12'5"

### Landing

6'2" x 6'4"



**Master Bedroom**  
19'10" x 10'0"

**En-Suite To Master Bedroom**  
6'5" x 7'2"

**Bedroom Two**  
9'6" x 12'0"

**Upstairs Shower Room**  
6'4" x 7'2"

**EPC - D**  
56/81

**Tenure - Freehold**

### IMPORTANT LEGAL INFORMATION

Material Information

Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains Water Supply  
Sewerage: Mains  
Heating: Gas Central Heating  
Heating features: None  
Broadband: up to 1000Mbps  
Mobile coverage: O2 - Excellent, Three - Excellent, EE - Excellent, Vodafone - Excellent

Parking: Driveway  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: No  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: No  
Energy Performance rating: D (potential rating is B)

All information is provided without warranty.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

