Eugland & Walles

England & Wa

## 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.

## gniwəiV





Floor Plan



## Lima Way

## Peterborough, PE2 8GN

\*OPEN HOUSE SATURDAY 26TH OCTOBER - 12PM UNTIL 2PM - PLEASE CALL TO REGISTER YOUR INTEREST\*

Nestled in the charming Lima Way of Peterborough, this exquisite townhouse is a true gem waiting to be discovered. Built in 2015, this property boasts a modern design with ample space for comfortable living.

As you step inside, you are greeted by a stylish open plan kitchen, dining, and living area on the ground floor, complete with French doors leading to the rear garden - perfect for entertaining guests or simply relaxing in style. The ground floor also features a convenient downstairs doalroom. Venture up to the first floor, and you'll find a spacious living room and the luxurious master bedroom with its own ensuite bathroom, offering a private sanctuary away from the hustle and bustle of daily life. Ascending to the second floor, you'll discover three more well-appointed bedrooms and a family bathroom, more well-appointed bedrooms and a family bathroom, providing plenty of room for a growing family or accommodating guests. This townhouse also comes with an integral garage, parking space, a pre-installed Hypervolt electric charging point, and a lovely enclosed rear garden with a patio and lawn area, ideal for enjoying the outdoors in the comfort of your own home. Don't miss the opportunity to make this stunning townhouse your own - a perfect blend of modem living and convenience in a desirable location.

Entrance Hall 16'9"×3'8"

**wc** 5'11"×2'9'

Kitchen/Diner/Living Area  $20'3" \times 15'1"$ 

First Floor Landing 9'3" × 3'6"

**Living Room** 12'9" × 15'1"

**Master Bedroom** 9'1"×13'0"

**En-Suite To Master Bedroom**  $4'0" \times 8'4"$ 

Second Floor Landing 4'4" × 6'6",3'3"

**Bedroom Two** 9'1"× 15'3"

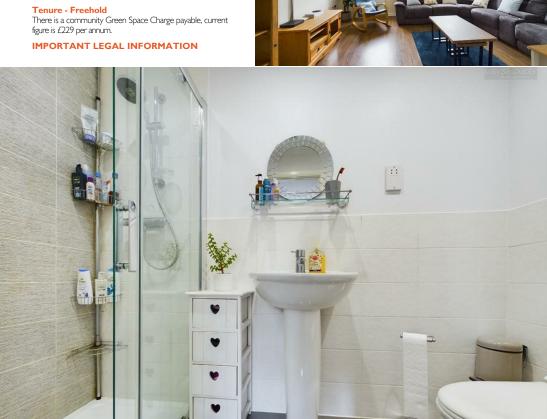
**Bathroom** 6'11"×5'7"

**Bedroom Three** 12'9" × 8'3"

Bedroom Four 12'9"×6'9"

**Garage** 16'7" × 8'4"

**EPC - B** 83/92









Property construction: Standard Community Green Space Charge: Yes Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains Sewerage: Mains Heating: Gas Central Heating Heating Gas Central reading
Heating features: Hive
Broadband: up to 1000Mbps
Mobile: EE - Great, O2 - Excellent, Three Great, Vodafone - Great

Parking: Garage, Off Street, Private, Hypervolt ECP 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: Coal mining area: No Non-coal mining area: Yes Energy Performance rating: 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.













