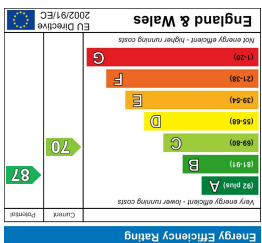


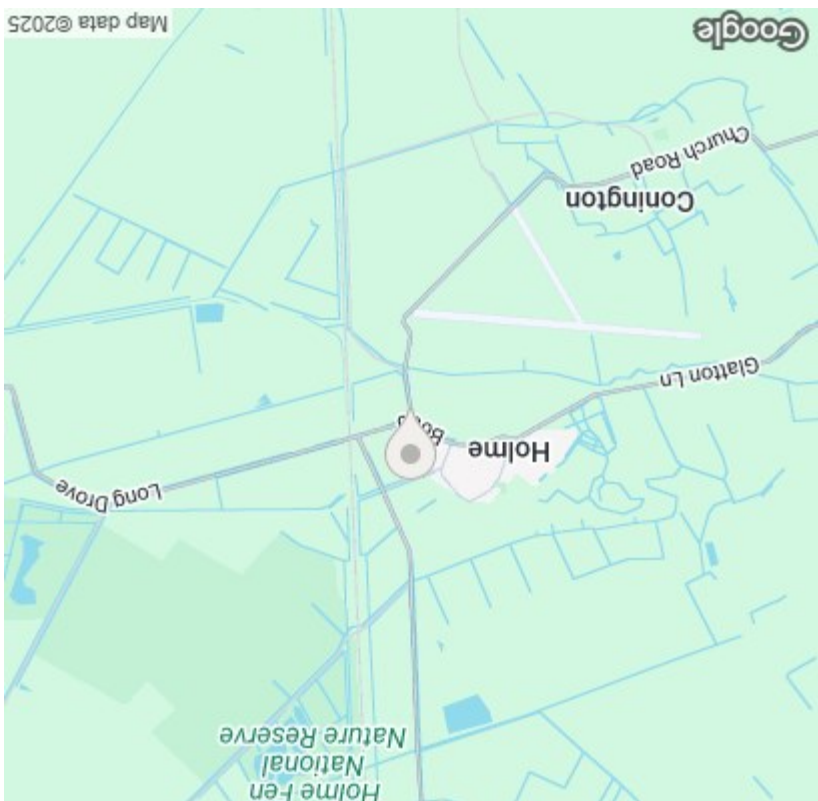
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.petersonborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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.

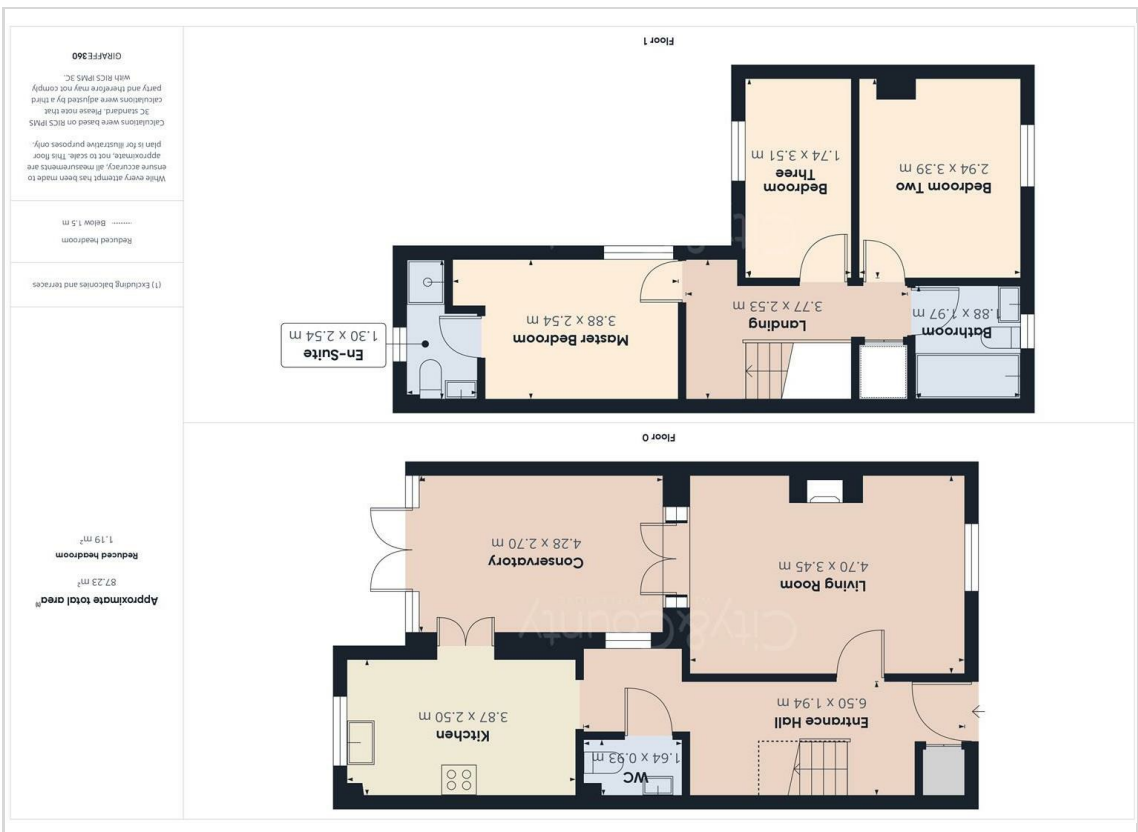
## Viewing



## Energy Efficiency Graph



## Area Map



## Floor Plan





Pingle Bank  
Holme, Peterborough, PE7 3PJ

\*\*\*Guide Price £260,000-£290,000\*\*\*  
Situating in the peaceful village of Holme, this well-presented three-bedroom semi-detached home offers a fantastic opportunity for families and professionals alike. Boasting a spacious living room, a bright conservatory/dining room, and a separate kitchen, this home is designed for modern living. The master bedroom benefits from an en-suite, while a family bathroom and a convenient downstairs WC complete the layout. Outside, a private enclosed rear garden provides the perfect space to relax, and tandem parking for two cars adds to the practicality. With the added advantage of no forward chain, this home is within walking distance of the local pub and offers a wonderful village lifestyle.

Nestled in the charming village of Holme, this three-bedroom semi-detached home presents a fantastic opportunity for buyers seeking a well-proportioned property in a quiet yet well-connected location. The ground floor comprises a welcoming living room that flows seamlessly into a bright and airy conservatory/dining room, providing an excellent space for entertaining or relaxing. A separate kitchen offers ample storage and workspace, while a downstairs WC adds convenience. Upstairs, the master bedroom benefits from its own en-suite shower room, alongside two further bedrooms and a family bathroom fitted with a bath, a WC, and a wash hand basin. Outside, the private enclosed rear garden is perfect for outdoor enjoyment, and the tandem parking for two cars ensures practicality. Holme is a picturesque village offering a peaceful retreat while still being well-connected for commuting. With a friendly community, a popular local pub within walking distance, and countryside walks on your doorstep, it provides the best of rural living with easy access to Peterborough and surrounding areas. Offered to the market with no forward chain, this property is ready for its next owners to move in and make it their own.

- Entrance Hall  
21'3" x 6'4"
- Living Room  
15'5" x 11'3"
- Conservatory  
14'0" x 8'10"
- Kitchen  
12'8" x 8'2"
- WC  
5'4" x 3'0"
- Landing  
12'4" x 8'3"
- Master Bedroom  
12'8" x 8'3"
- En-Suite To Master Bedroom  
4'3" x 8'3"
- Bedroom Two  
9'7" x 11'1"
- Bathroom  
6'2" x 6'5"
- Bedroom Three  
5'8" x 11'6"
- EPC - C  
70/87



**Tenure - Freehold**  
**IMPORTANT LEGAL INFORMATION**  
Construction: Standard  
Accessibility / Adaptations: None  
Building safety: No  
Known planning considerations: None  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No  
Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions: No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property: No  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: No  
Registered easements: No  
Shared driveway: Yes  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Driveway Shared  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Oil, Wood Burner  
Internet connection: Cable  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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.

