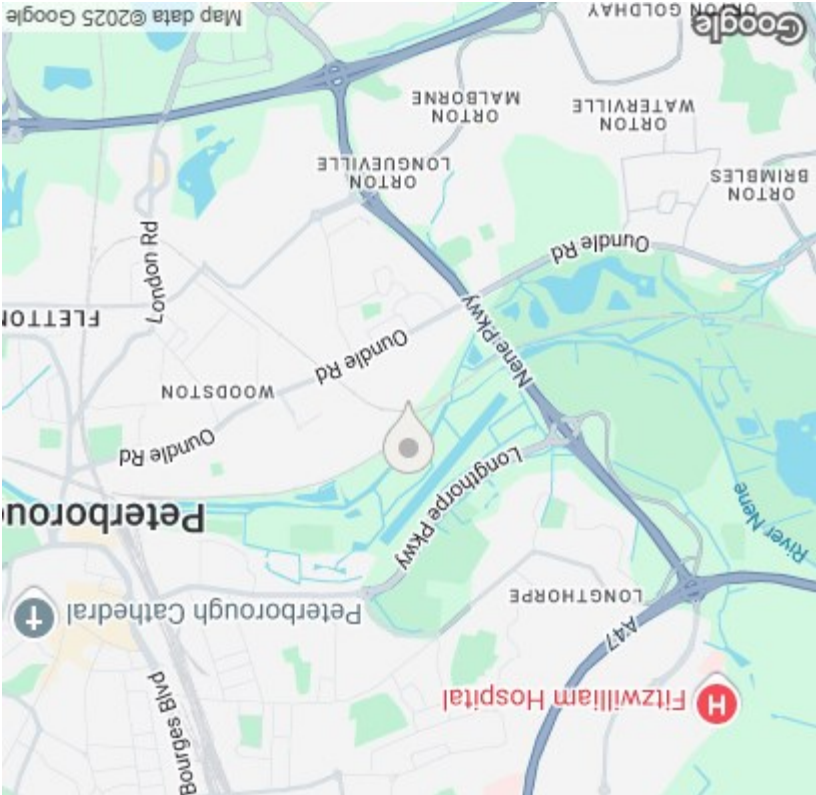


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		A	B
		(1-2)	(3-4)
			80

## Energy Efficiency Graph



## Area Map





Lidgate Close

Peterborough, PE2 7ZA

Nestled in the sought-after cul-de-sac of Lidgate Close, Peterborough, this impressive detached family home offers both space and style in a highly desirable location. Boasting a double garage and excellent local transport links, it provides convenience for commuting families. The home features a spacious layout, including a master bedroom with its own en-suite, and is within walking distance of the beautiful Ferry Meadows—perfect for weekend strolls and outdoor adventures. With reputable local schools nearby and a large, private, enclosed rear garden ideal for children or entertaining, this property is perfectly suited for modern family living.

Set in the highly desirable and peaceful cul-de-sac of Lidgate Close, Peterborough, this beautifully presented detached family home offers an abundance of space and versatility, ideal for modern family living. Thoughtfully designed across two floors, the property opens into a welcoming entrance hall that seamlessly connects the main living areas. To the front, a generous lounge provides a bright and comfortable retreat, while a separate study offers a dedicated workspace perfect for remote working or a quiet reading nook. The heart of the home lies in the spacious kitchen, which features ample room for family meal preparation and casual dining. It flows effortlessly into the conservatory/utility room at the rear, adding functionality and a lovely spot to enjoy garden views year-round. A formal dining room sits conveniently adjacent to the kitchen, ideal for entertaining guests, with a downstairs WC completing the ground floor. Upstairs, the accommodation comprises four well-proportioned bedrooms. The master bedroom benefits from a private en-suite, creating a serene and luxurious escape. The remaining three bedrooms are serviced by a modern family bathroom and offers flexibility for growing families or guests. Outside, the home is enhanced by a substantial double garage and a large, enclosed rear garden that provides a secure and private setting for outdoor living. Surrounded by well-regarded local schools and positioned within walking distance of the scenic Ferry Meadows, this home is perfectly placed for both convenience and leisure. Excellent local transport links further boost its appeal for commuters. This is a rare opportunity to acquire a spacious and stylish family home in one of Peterborough's most sought-after locations.

Entrance Hall  
6'0" x 18'0"

Lounge  
10'4" x 16'4"

Dining Room  
10'4" x 10'0"

WC  
3'3" x 6'5"

Kitchen  
11'7" x 12'11"

Conservatory/Utility Room  
9'5" x 9'3"

Study  
8'8" x 8'3"

Landing  
9'8" x 4'3"

Master Bedroom  
10'4" x 14'0"

En-Suite To Master Bedroom  
7'4" x 6'2"

Bedroom Two  
9'4" x 10'4"

Bathroom  
7'1" x 5'9"



Bedroom Three  
8'11" x 9'10"

Bedroom Four  
7'8" x 9'4"

Garage  
16'11" x 17'5"

EPC - C  
69/80

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: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Double Garage, Driveway Private, Garage  
Detached  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Cable  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Great, 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.

