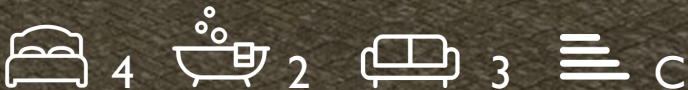




Lidgate Close
Botolph Green, Peterborough, PE2 7ZA

Offers In Excess Of £440,000 - Freehold , Tax Band - E



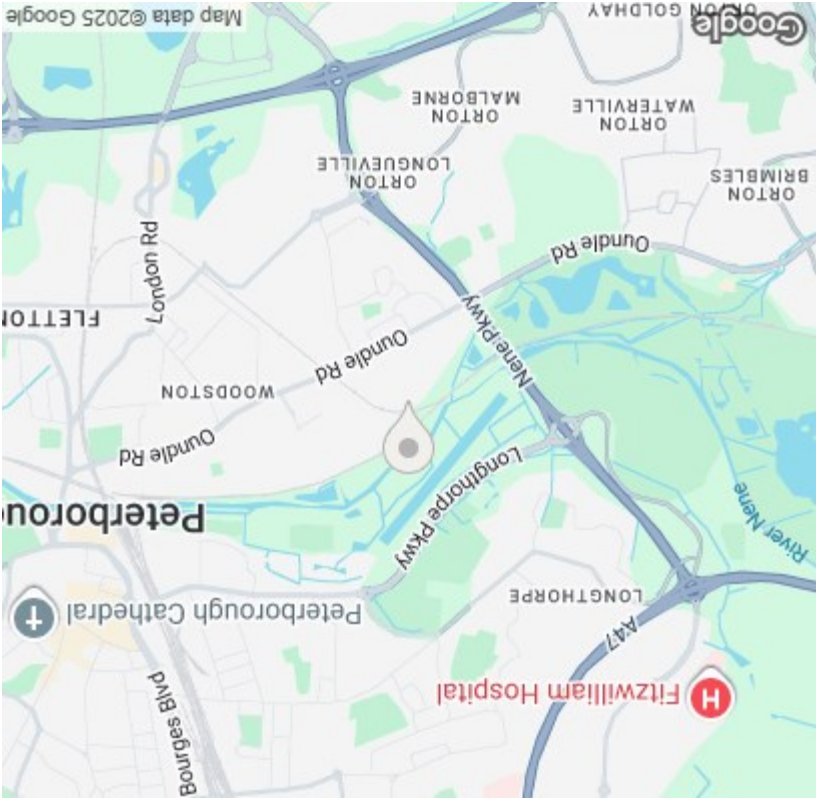
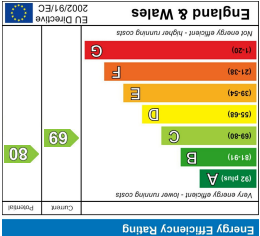
Floor Plan



Viewing

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.

Energy Efficiency Graph



Area Map

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 prior to exchange of contracts. 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.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Lidgate Close

Botolph Green, 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
1.83 x 5.50 (6'0" x 18'0")

Lounge
3.17 x 4.98 (10'4" x 16'4")

Dining Room
3.15 x 3.07 (10'4" x 10'0")

WC
1.00 x 1.97 (3'3" x 6'5")

Kitchen
3.55 x 3.96 (11'7" x 12'11")

Conservatory/Utility Room
2.89 x 2.82 (9'5" x 9'3")

Study
2.65 x 2.53 (8'8" x 8'3")

Landing
2.97 x 1.32 (9'8" x 4'3")

Master Bedroom
3.16 x 4.27 (10'4" x 14'0")

En-Suite To Master Bedroom
2.26 x 1.88 (7'4" x 6'2")

Bedroom Two
2.85 x 3.15 (9'4" x 10'4")

Bathroom
2.18 x 1.76 (7'1" x 5'9")



Bedroom Three
2.72 x 3.02 (8'11" x 9'10")

Bedroom Four
2.35 x 2.85 (7'8" x 9'4")

Garage
5.18 x 5.33 (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.

