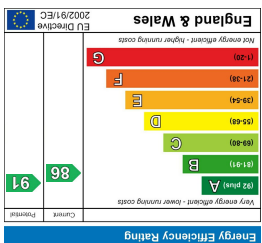


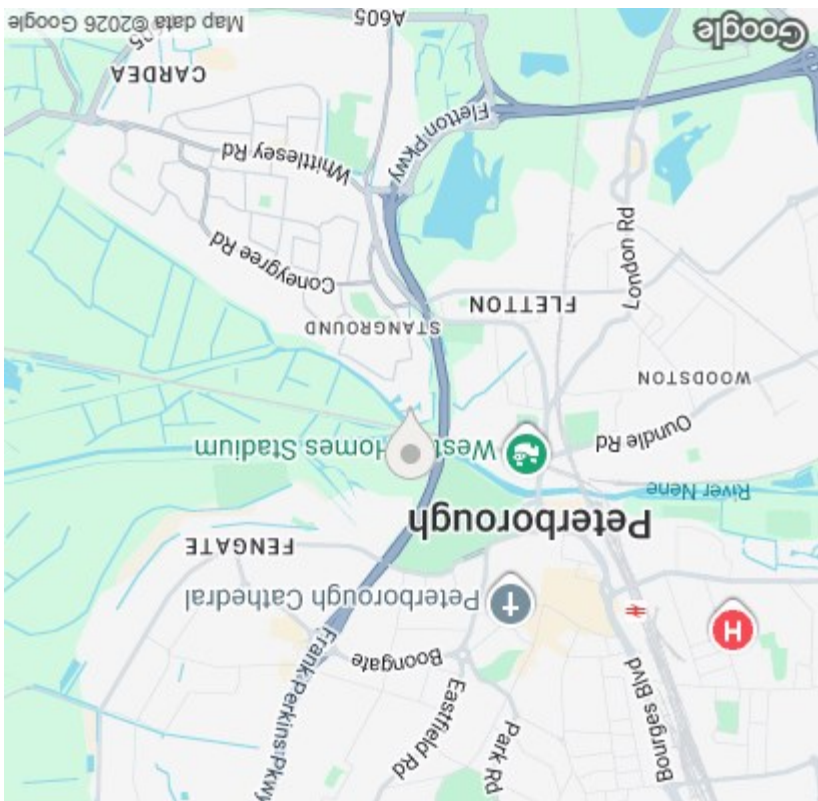
Disclaimer Important Notice: In accordance with the Property Information Regulations Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural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

appointment for this property or require further information.

## Viewing



## Energy Efficiency Graph



## Area Map



## Floor Plan





Riverside Mead

Stanground, Peterborough, PE2 8JN

Guide Price £400,000 - £425,000

Set within the highly desirable Riverside Mead development, this stunning detached home has been extensively updated by the current owners and boasts its own private mooring. Stylishly presented throughout with a new kitchen, bathrooms, and modern finishes, the property offers spacious living accommodation, ample parking, and a landscaped rear garden with a decked seating area overlooking the river – the perfect balance of comfort, convenience, and waterside lifestyle.

Nestled within the highly sought-after Riverside Mead development, this beautifully presented detached family home offers both elegance and practicality, complete with its own private mooring. The property has been thoughtfully improved by the current owners, including a newly fitted kitchen, stylish bathrooms, replacement windows, and updated gutters, soffits and fascias. The result is a modern, low-maintenance home in an idyllic riverside setting. On entering, you are welcomed into a light and inviting hallway that leads to the principal ground floor rooms. To the left, a versatile study provides the perfect space for home working or a cosy reading room. The generously sized living room offers a warm and welcoming setting for family life and entertaining, while the heart of the home lies within the recently refitted kitchen. This modern space flows seamlessly into the dining room, making it ideal for both everyday meals and more formal gatherings. Practicality is well catered for with a useful utility room and a ground floor WC. Upstairs, the master bedroom is a true highlight, enjoying the luxury of its own en-suite shower room. Three further bedrooms are all well-proportioned and served by a contemporary family bathroom, ensuring space and comfort for the whole family. Externally, the property offers ample off-road parking to the front along with access to the garage. To the rear, a superbly designed block-paved garden provides a low-maintenance yet attractive setting, complemented by a decked seating area that enjoys serene views across the river. The rare benefit of a private mooring completes the appeal, making this home particularly desirable for boating enthusiasts or those seeking a tranquil waterside lifestyle.

This is a rare opportunity to acquire a beautifully improved riverside home within one of the area's most desirable developments. Combining stylish presentation with practical features and an enviable riverside position, this property is sure to impress.

**Entrance Hall**  
1.94 x 2.59 (6'4" x 8'5")

**Study**  
2.14 x 2.55 (7'0" x 8'4")

**Living Room**  
4.27 x 4.98 (14'0" x 16'4")

**Dining Room**  
3.26 x 3.54 (10'8" x 11'7")

**Kitchen**  
3.27 x 3.93 (10'8" x 12'10")

**Utility Room**  
2.71 x 1.94 (8'10" x 6'4")

**WC**  
1.72 x 1.16 (5'7" x 3'9")

**Landing**  
2.86 x 1.81 (9'4" x 5'11")

**Master Bedroom**  
4.27 x 3.05 (14'0" x 10'0")

**En-Suite To Master Bedroom**  
2.26 x 1.79 (7'4" x 5'10")

**Bedroom Two**  
3.28 x 3.05 (10'9" x 10'0")



**Bathroom**  
1.66 x 2.00 (5'5" x 6'6")

**Bedroom Three**  
3.29 x 2.36 (10'9" x 7'8")

**Bedroom Four**  
3.23 x 2.58 (10'7" x 8'5")

**Garage**  
2.97 x 5.10 (9'8" x 16'8")

**EPC - B**  
86/91

**Tenure - Freehold**  
There is a service charge payable for the Marina, current figure is £300 per annum.

**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: Yes  
Business from property NOT allowed: No  
Property subletting: No  
Tree preservation order: Yes  
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: Integral Single Garage, Driveway Private, Off Street Parking, Ev Charging Private  
Solar Panels: Yes - Owned Outright  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Adsl, Ftp  
Internet Speed: up to 1800Mbps  
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Excellent

**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.

