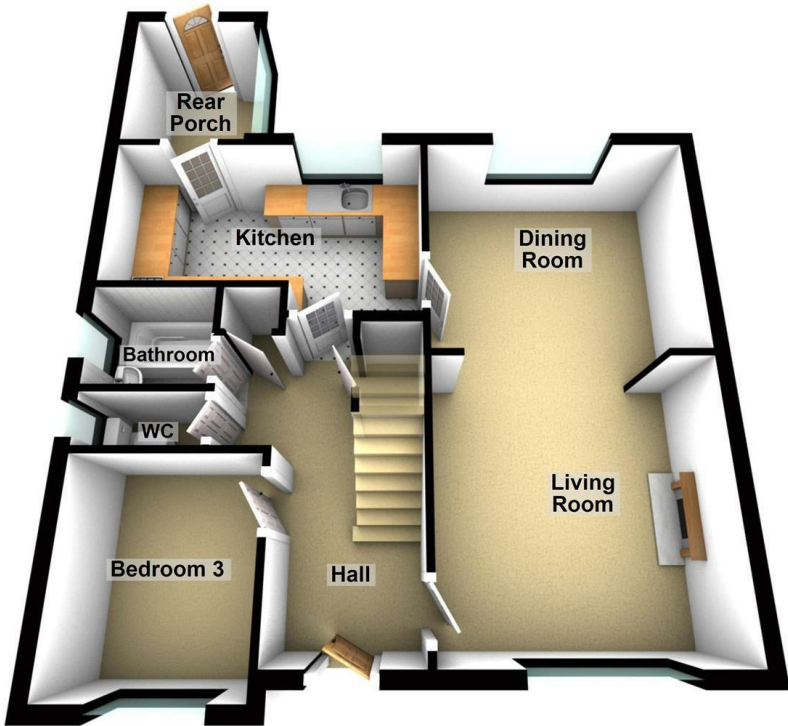


Ground Floor



ENTRANCE HALL

LIVING ROOM

DINING AREA

KITCHEN

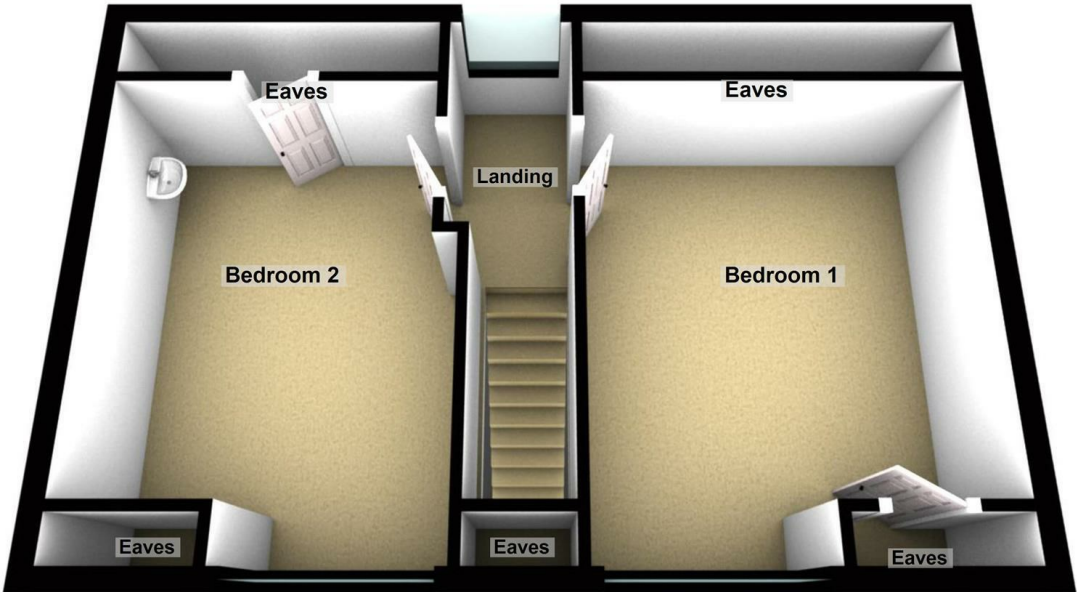
REAR PORCH

BEDROOM 3

CLOAKROOM

BATHROOM

First Floor



FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

SINGLE GARAGE

**Woodcock Holmes**  
20a Tesla Court, Innovation Way,  
Peterborough PE2 6FL  
  
01733 303111  
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PROFESSIONALS

These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

woodcockholmes.co.uk

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WOODCOCK HOLMES



**3 Ladybower Way**  
Gunthorpe, Peterborough, PE4 7DJ  
£260,000





### 3 Ladybower Way

### Gunthorpe, Peterborough

### PE4 7DJ

This detached chalet-style house, offered with no forward chain, features spacious gardens, a large living/dining room, a versatile third bedroom, two double bedrooms upstairs, a garage, and driveway parking, all located close to local amenities.

- NO FORWARD CHAIN
- LARGE CORNER PLOT
- LOTS OF POTENTIAL
- THREE BEDROOMS
- LARGE OPEN LIVING.DINING ROOM
- POPULAR LOCATION
- UPVC DOUBLE GLAZED
- DRIVEWAY & SINGLE GARAGE

Viewings: By appointment

£260,000

**ENTRANCE HALL**  
13'3" x 7'10" max  
UPVC door to front, fitted carpet, stairs to first floor, airing cupboard, store cupboard under stairs, access to all rooms:

**LIVING ROOM**  
12'4" x 11'6"  
UPVC double glazed window to front, fitted carpet, radiator, open to dining area:

**DINING AREA**  
9'1" x 11'6"  
UPVC double glazed window to rear, fitted carpet, radiator, door to kitchen:

**KITCHEN**  
8'3" max x 13'9"  
UPVC double glazed window to rear, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles, fitted oven, fitted four ring hob, fitted sink drainer, space for appliances, door to rear porch:

**REAR PORCH**  
6'1" x 5'8"  
UPVC double glazed window to side, door to rear garden.

**BEDROOM 3**  
7'5" x 7'6"  
UPVC double glazed window to front, fitted carpet, radiator.

**BATHROOM**  
4'3" x 5'1"  
Obscure uPVC double glazed window to side, two-piece suite with bath and wash hand basin.

**CLOAKROOM**  
2'2" x 5'1"  
Obscure uPVC double glazed window to side, WC.

**FIRST FLOOR LANDING**  
6'4" x 3'6"  
UPVC double glazed window to rear, fitted carpet, access to:

**BEDROOM 1**  
14'3" x 11'7"  
UPVC double glazed window to front, fitted carpet, radiator, fitted wardrobes, eaves storage.

**BEDROOM 2**  
14'3" x 10'1"  
UPVC double glazed window to front, fitted carpet, radiator, eaves storage.

**OUTSIDE**  
Front garden space mainly laid to carpet with a variety of mature shrubs, path leading to the front of the property and side of the house to the rear garden behind a small wooden gate. The rear garden is mainly laid to patio, divided by mature flower bed and shrub borders, the garden wraps around the side of the property and also features a timber shed.


**GARAGE**  
Brick built garage with up and over door, uPVC door to side leading into the garden, driveway in front of the garage with room for two cars.

**TENURE & TAX BAND**  
Freehold. Council tax band C with Peterborough City Council.

**SERVICES**  
Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

**MARKETING INFORMATION**  
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.  
All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.  
None of the appliances, services or equipment described or shown have been tested.

**INVESTMENT INFORMATION**  
If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>58</b>	<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 