

Linus Grove

Cardea, Peterborough, PE2 8FX

Situated in a private cul-de-sac location, this well-presented three bedroom semi-detached home offers spacious and versatile accommodation throughout, ideal for families and professionals alike. The property benefits from a bright living room, a modern kitchen/dining room with French doors to the garden, a downstairs WC, family bathroom, and an en-suite to the master bedroom. Outside, there is a driveway providing off-road parking for two vehicles, a private enclosed rear garden, and a substantial summer house currently used as a garden office, offering excellent potential as a gym, games room, or studio. Conveniently located close to local amenities, schools, and transport links.

Entering the property via the entrance hall, there is a convenient downstairs WC and stairs leading to the first floor. The generous living room provides a comfortable and welcoming space for relaxing and entertaining, while the stylish kitchen/dining room spans the full width of the property and offers ample fitted units, space for dining, and French doors opening directly onto the rear garden. Upstairs, the landing leads to three bedrooms, including a spacious master bedroom with its own en-suite shower room. Bedroom two is a well-proportioned single or small double room, while bedroom three is ideal as a nursery, dressing room, or home office. The family bathroom is fitted with a three-piece suite. Outside, the front of the property offers a driveway for two vehicles. The private enclosed rear garden is ideal for outdoor dining and family enjoyment, and features a large detached summer house with power and lighting, currently used as a garden office but equally suited as a home gym, hobby room, or games room. Located in a quiet cul-de-sac close to local shops, schools, and commuter links, this fantastic home offers a perfect blend of comfort, practicality, and flexibility.

Entrance Hall
1.21 x 2.66 (3'11" x 8'8")

WC
0.89 x 1.70 (2'11" x 5'6")

Living Room
3.77 x 4.31 (12'4" x 14'1")

Kitchen Diner
4.78 x 2.66 (15'8" x 8'8")

Landing
1.97 x 1.69 (6'5" x 5'6")

Master Bedroom
3.79 x 2.63 (12'5" x 8'7")

En-Suite To Master Bedroom
1.65 x 1.64 (5'4" x 5'4")

Bedroom Two
2.74 x 2.25 (8'11" x 7'4")

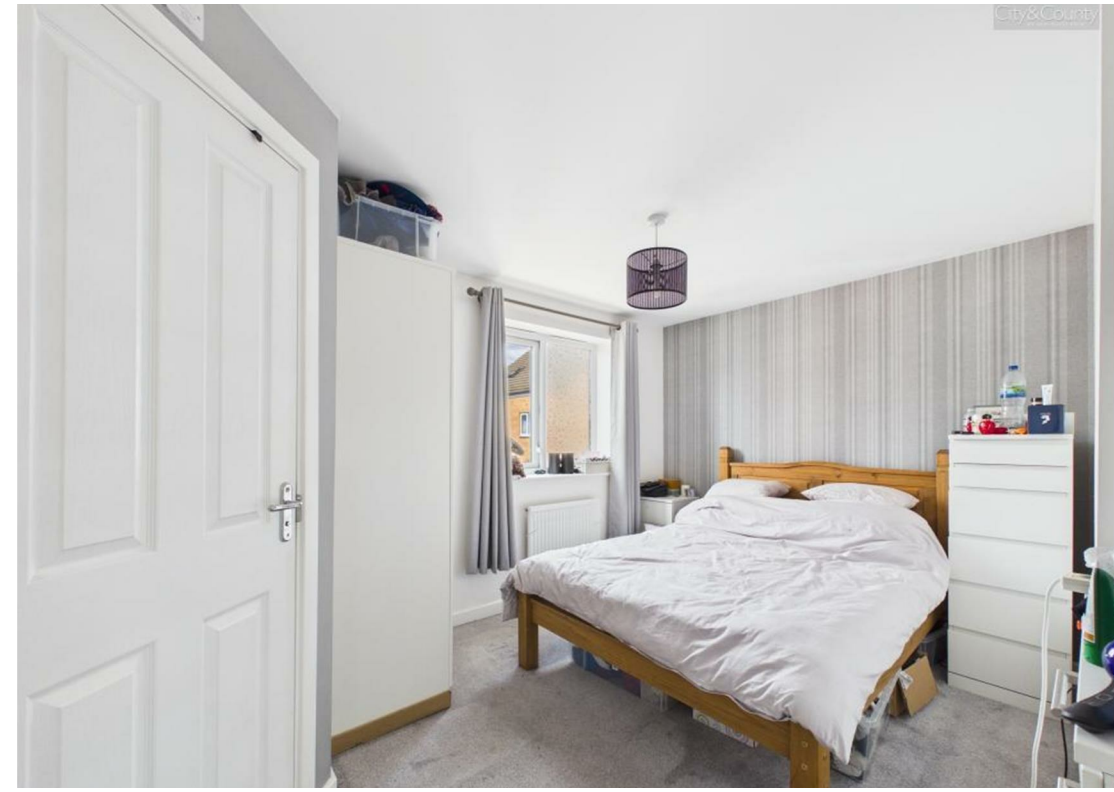
Bathroom
1.81 x 2.10 (5'11" x 6'10")

Bedroom Three
1.96 x 2.25 (6'5" x 7'4")

Garden Office
4.72 x 2.23 (15'5" x 7'3")

EPC - B
82/95

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 (answer yes if there are restrictions, eg does not allow pets): No
 Listed building: No
 Permitted development: No
 Holiday home rental: No
 Restrictive covenant: No
 Business from property NOT allowed: 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 Private, Driveway Shared, Off Street Parking
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Gas Mains
 Internet connection: Cable
 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

