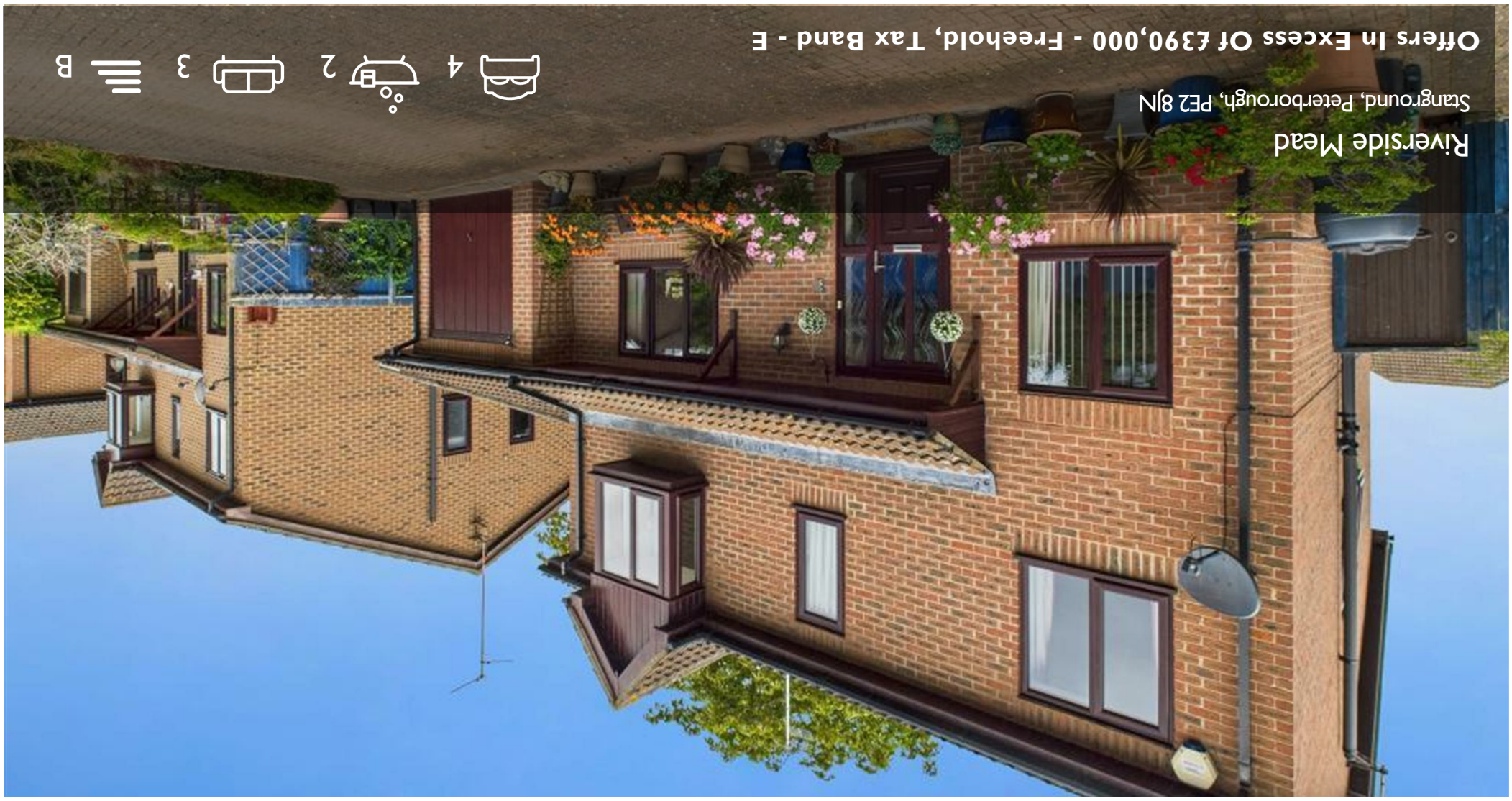


Riversside Mead

Stanground, Peterborough, PE2 8JN

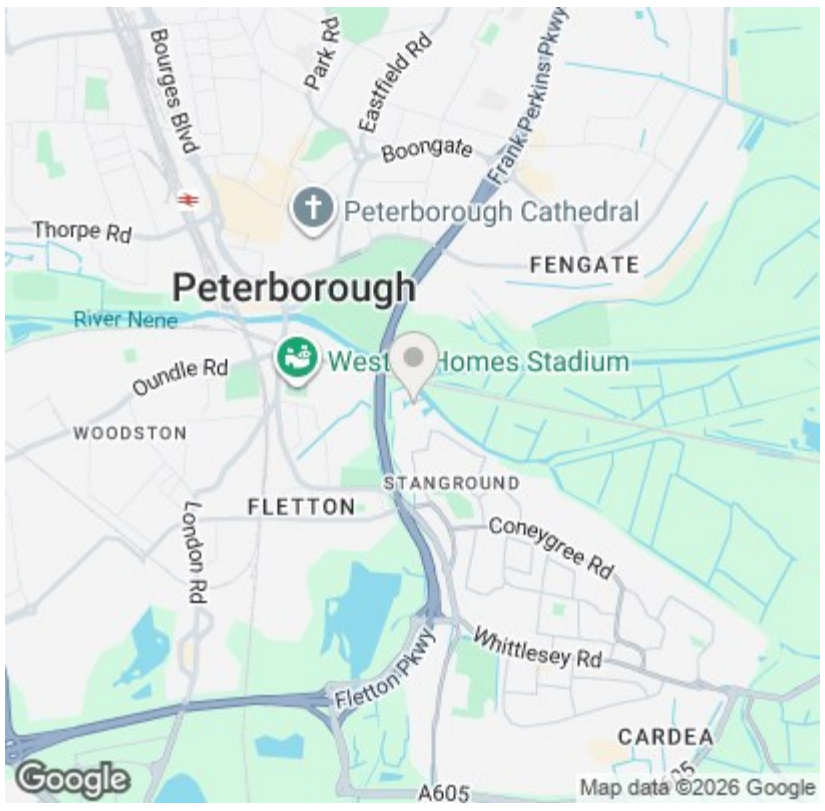
Offers In Excess Of £390,000 - Freehold, Tax Band - E

4 2 3 B

Floor Plan



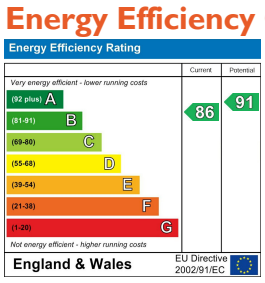
Area Map



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



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 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 licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Riverside Mead

Stanground, Peterborough, PE2 8JN

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")

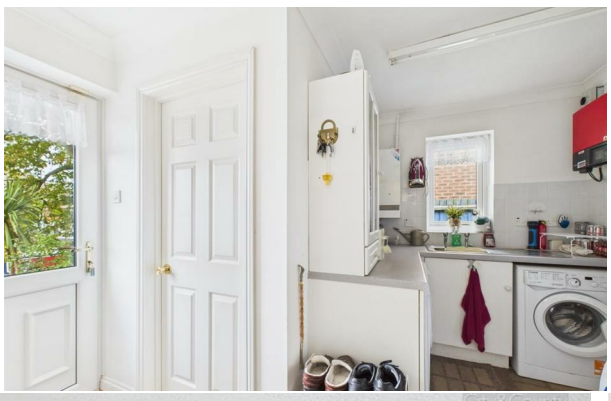


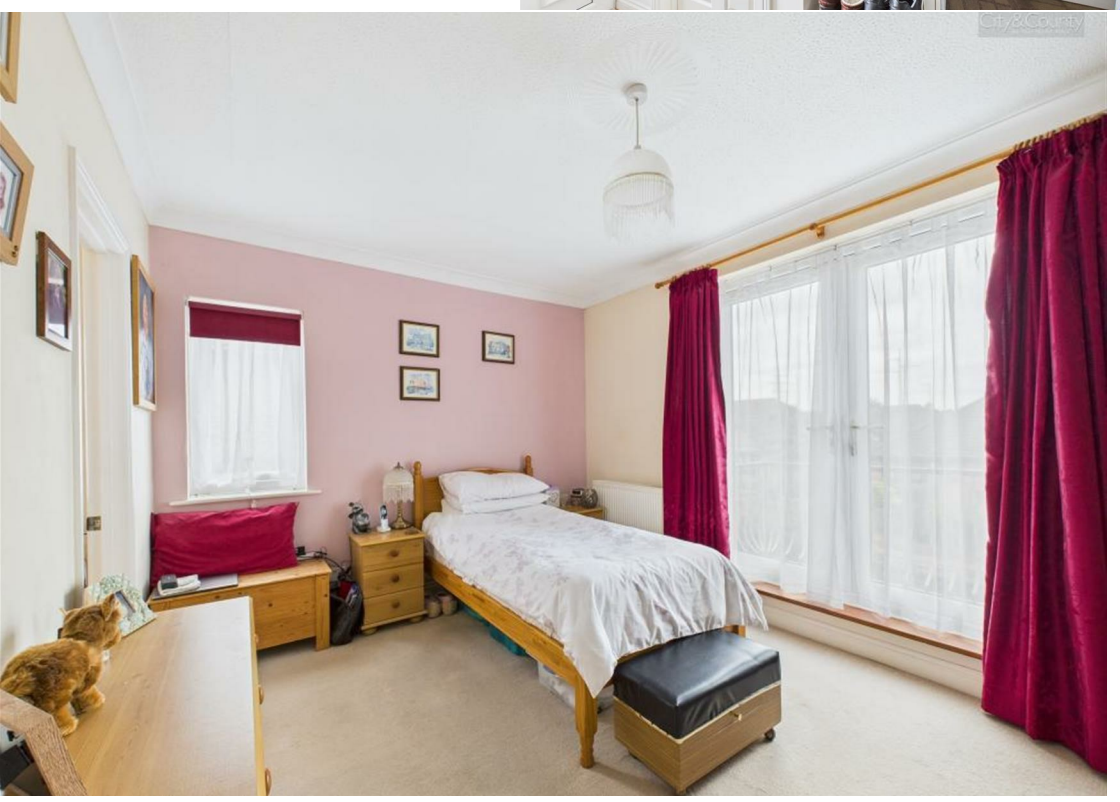


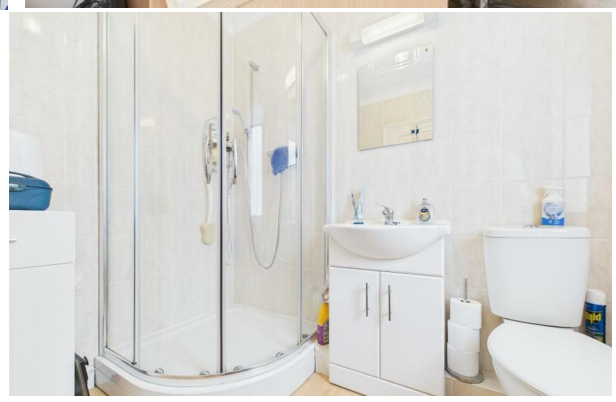




















Bathroom
1.66 x 2.00 (5'5" x 6'6")

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, Fttp
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.