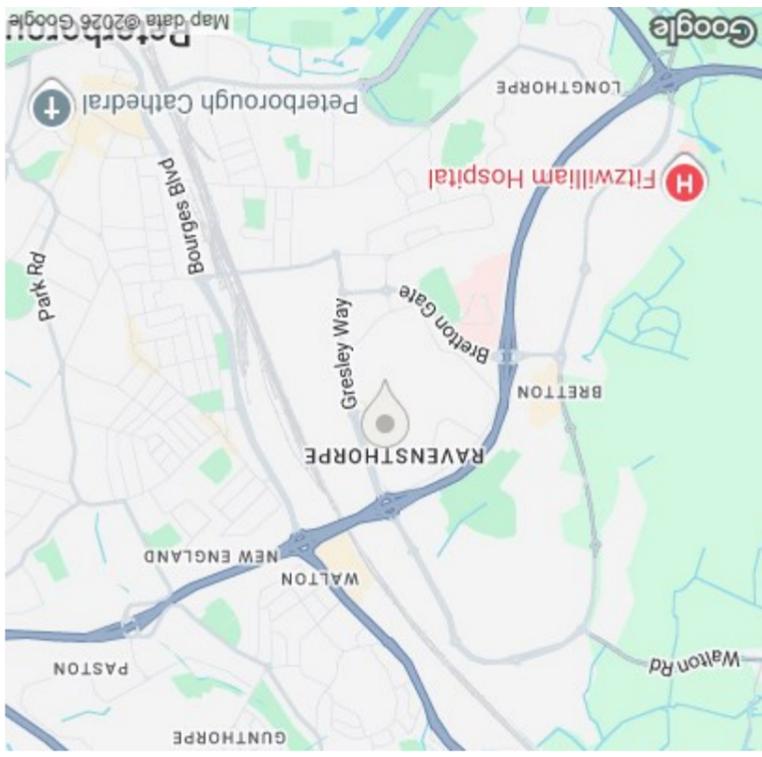


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

**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**



**Floor Plan**



**Lutton Grove**  
 Westwood, Peterborough, PE3 7DY

**£245,000 - Freehold , Tax Band - A**

3 2 2 C

# Lutton Grove

Westwood, Peterborough, PE3 7DY

Lutton Grove is a unique and beautifully presented terrace property that offers an ideal opportunity for families or first-time buyers alike. Maintained in immaculate condition throughout, the home combines character with modern comfort, creating a welcoming and stylish living environment. The layout is both practical and generous, featuring three well-proportioned double bedrooms and the added benefit of two family bathrooms, making it perfectly suited to busy household life. A single-storey extension enhances the living space, while outside, a large, enclosed rear garden provides a low-maintenance yet versatile area for relaxing or entertaining. Completing the package is a single garage and off-road parking for two cars, ensuring convenience and practicality in this desirable Peterborough location.

Set across two well-planned floors, this distinctive home on Lutton Grove offers a spacious and versatile layout that perfectly suits modern family living. Upon entering, you are welcomed by a practical hallway that leads through to a thoughtfully arranged ground floor. The kitchen forms the heart of the home, providing ample space for cooking and everyday dining, while flowing naturally into a separate dining area ideal for family meals or entertaining guests. A generous living room sits to the rear, offering a bright and comfortable space to relax, with direct access to the garden enhancing the sense of indoor-outdoor living. Also on the ground floor is the convenience of a family bathroom and a useful utility area, adding to the home's practicality. Upstairs, the accommodation continues to impress with three well-proportioned double bedrooms, each offering flexibility for family use, guests or home working. The master bedroom benefits from a generous footprint, creating a calm and comfortable retreat, while the remaining bedrooms are equally well laid out and filled with natural light. A modern shower room serves the first floor, complementing the ground floor bathroom and ensuring ease and convenience for busy households. Overall, the layout has been carefully designed to balance communal living spaces with private accommodation, making this property an attractive option for families or first-time buyers seeking a home that is both functional and welcoming in a popular Peterborough location.

**Living Room**  
5.40 x 4.33 (17'8" x 14'2")

**Kitchen**  
5.48 x 2.59 (17'11" x 8'5")

**Dining Room**  
2.73 x 2.59 (8'11" x 8'5")

**Bathroom**  
1.88 x 1.74 (6'2" x 5'8")

**Hallway**  
0.94 x 1.10 (3'1" x 3'7")

**Utility Area**

**Landing**  
1.87 x 2.22 (6'1" x 7'3")

**Master Bedroom**  
3.34 x 4.10 (10'11" x 13'5")

**Bedroom Two**  
3.45 x 3.11 (11'3" x 10'2")

**Shower Room**  
1.89 x 1.67 (6'2" x 5'5")



**Bedroom Three**  
2.00 x 3.10 (6'6" x 10'2")

**EPC - C**  
80/85

**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 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: No
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Single Garage, Driveway Private, Gated Parking, Off Street Parking, Street Parking - Permit Not Required
- Solar Panels: Yes - Leased
- Water: Mains
- Electricity: Mains Supply, Solar Pv Panels
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Cable
- Internet Speed: up to 1000Mbps
- Mobile Coverage: EE - Excellent, 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.