

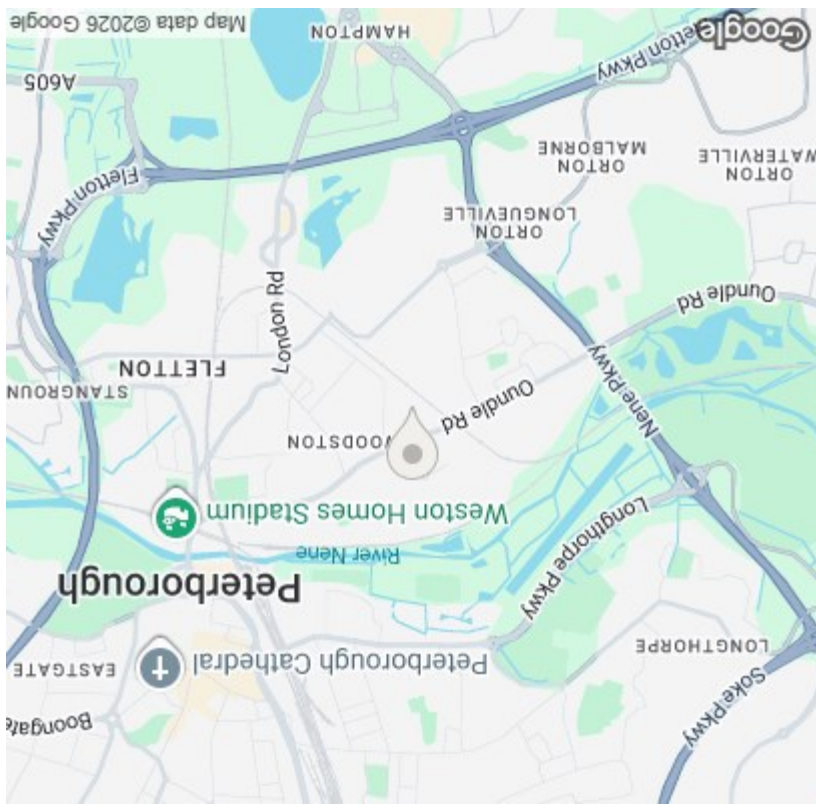
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 Rating	
Current Rating	Potential Rating
A (92-100)	A (81-100)
B (81-91)	B (69-80)
C (69-80)	C (55-68)
D (55-68)	D (39-54)
E (39-54)	E (21-38)
F (21-38)	F (9-20)
G (9-20)	G (1-8)

England & Wales  
 EPC 2020/1/EC  
 The energy efficient - lower running costs  
 85  
 86

**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



**Mollis Close**  
 Woodston, Peterborough, PE2 9SX

**£395,000 - Freehold , Tax Band - D**



# Mollis Close

Woodston, Peterborough, PE2 9SX

Located within the ever-popular Mollis Close development between Orton Longueville and Woodston, this modern detached family home offers spacious and versatile accommodation across two floors, ideal for growing families and those seeking flexible living space. Benefitting from five bedrooms, a spacious reception room, an integral garage and a well-designed kitchen diner, the property combines practicality with contemporary family living. Offered for sale with no forward chain and situated close to local amenities, schools and transport links, this impressive home presents an excellent opportunity for buyers, with viewing highly advised.

Situated in the highly sought-after Mollis Close development, perfectly positioned between Orton Longueville and Woodston, this modern detached family home offers spacious and versatile accommodation throughout and is presented to the market with no forward chain, making it an ideal opportunity for buyers looking for a smooth and straightforward move. Upon entering the property, you are welcomed by a generous entrance hallway which provides access to the principal ground floor accommodation and creates an immediate sense of space. The bright and comfortable living room offers an ideal setting for relaxing or entertaining, while to the rear of the property the impressive kitchen diner stretches across the width of the home, providing an excellent social hub with ample space for both cooking and family dining, as well as direct access to the rear garden. Leading from the kitchen is a practical utility room, perfectly suited for additional storage and laundry appliances, alongside a convenient downstairs WC. The integral garage further enhances the practicality of the home, offering secure parking or potential for additional storage or conversion, subject to the necessary permissions. Upstairs, the property continues to impress with five well-proportioned bedrooms arranged around a central landing, making this an excellent choice for growing families or those requiring flexible work-from-home space. The spacious master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. The fifth bedroom also offers versatility and could be utilised as a nursery, dressing room or home office depending on individual needs. Externally, the property occupies a pleasant position within this popular residential estate, known for its convenient access to local amenities, reputable schools, transport links and nearby green spaces. Combining modern family living with a desirable location, generous accommodation and the added benefit of no forward chain, this is a fantastic home that must be viewed to be fully appreciated, and early viewing is highly advised.

- Entrance Hall**  
5.02 x 1.95 (16'5" x 6'4")
- Living Room**  
4.66 x 3.25 (15'3" x 10'7")
- Kitchen Diner**  
3.00 x 6.47 (9'10" x 21'2")
- Utility Room**  
1.96 x 1.66 (6'5" x 5'5")
- WC**  
0.96 x 1.69 (3'1" x 5'6")
- Landing**  
2.67 x 2.98 (8'9" x 9'9")
- Master Bedroom**  
4.09 x 3.30 (13'5" x 10'9")
- En-Suite To Master Bedroom**  
2.36 x 1.43 (7'8" x 4'8")
- Bedroom Two**  
3.24 x 3.48 (10'7" x 11'5")



- Bathroom**  
1.69 x 2.80 (5'6" x 9'2")
- Bedroom Three**  
3.60 x 3.06 (11'9" x 10'0")
- Bedroom Four**  
3.10 x 2.82 (10'2" x 9'3")
- Bedroom Five**  
2.13 x 2.19 (6'11" x 7'2")
- Garage**  
4.96 x 2.78 (16'3" x 9'1")
- EPC - B**  
85/86
- Tenure - Freehold**  
There is a community Green Space Charge payable, current figure to be confirmed
- 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: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Driveway Private, Off Street Parking, Single Garage  
Solar Panels: Yes - Owned Outright  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Ftp  
Internet Speed: up to 1800Mbps  
Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Excellent, 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**