



Green Lane

Peterborough, PE1 3BA

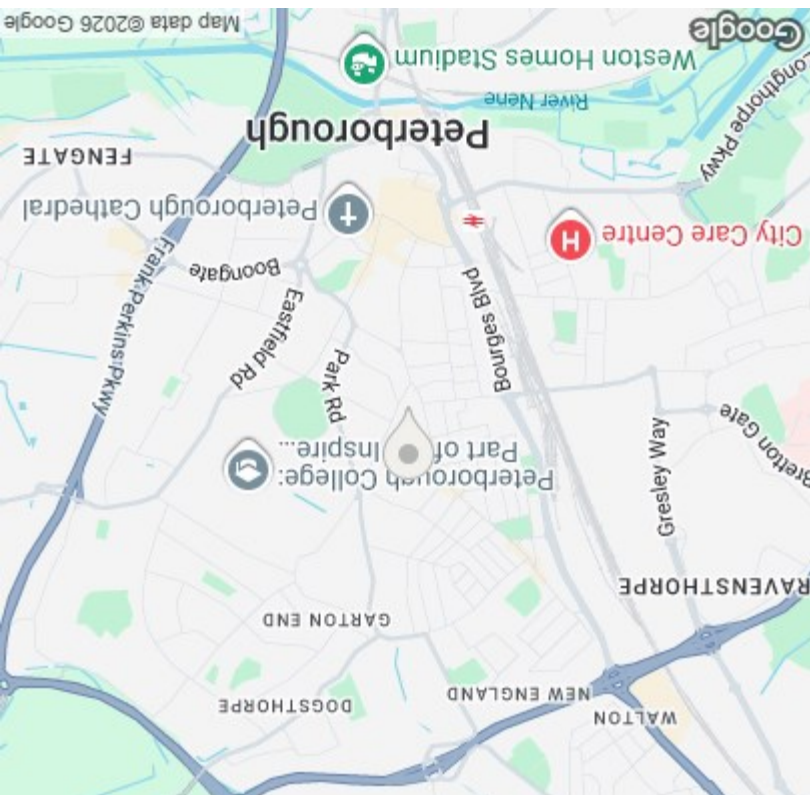
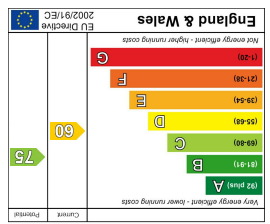
Guide Price £230,000 - Freehold , Tax Band - B



**Floor Plan**



**Energy Efficiency Graph**



**Area Map**

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.

**Viewing**

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 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 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.

# Green Lane

Peterborough, PE1 3BA

GUIDE PRICE £230,000 - £250,000

Green Lane in Peterborough offers an exceptional opportunity to purchase a beautifully presented semi-detached home, available with no forward chain. Immaculate throughout, the property features a charming bay-fronted lounge, a master bedroom with en-suite, and a private, enclosed rear garden ideal for relaxing or entertaining. Its convenient city-centre location provides easy access to local amenities, while on-street parking adds everyday practicality. Perfect as an ideal family home or a superb first-time purchase, this is a residence that blends comfort, style, and convenience in equal measure.

This beautifully arranged home on Green Lane, Peterborough, offers an inviting blend of character and modern comfort, thoughtfully laid out to suit family living or a first-time buyer. The ground floor opens with a welcoming entrance hall leading to a bright, bay-fronted lounge that creates an immediate sense of space and warmth. A separate dining room sits at the heart of the home, offering an ideal setting for gatherings and connecting seamlessly to a well-designed kitchen. Beyond the kitchen, a practical lean-to provides additional versatility, while the adjoining utility room and WC add everyday convenience.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The master bedroom benefits from its own private en-suite, creating a peaceful retreat. A further family bathroom serves the remaining bedrooms. The layout is both functional and comfortable, offering excellent flexibility for a growing household.

With its enclosed rear garden, city-centre location, and thoughtfully arranged interior, this charming property combines style, practicality and convenience—making it an exceptional opportunity for those seeking a move-in-ready home.

**Entrance Hall**  
1.05 x 0.90 (3'5" x 2'11")

**Lounge**  
3.88 x 3.61 (12'8" x 11'10")

**Dining Room**  
3.89 x 3.30 (12'9" x 10'9")

**Kitchen**  
2.35 x 3.15 (7'8" x 10'4")

**Utility Room**  
1.02 x 0.98 (3'4" x 3'2")

**WC**  
1.22 x 0.97 (4'0" x 3'2")

**Lean To**  
1.24 x 3.61 (4'0" x 11'10")

**Landing**  
0.83 x 5.30 (2'8" x 17'4")

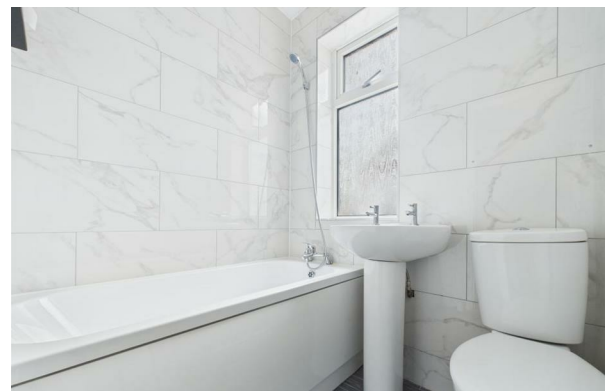
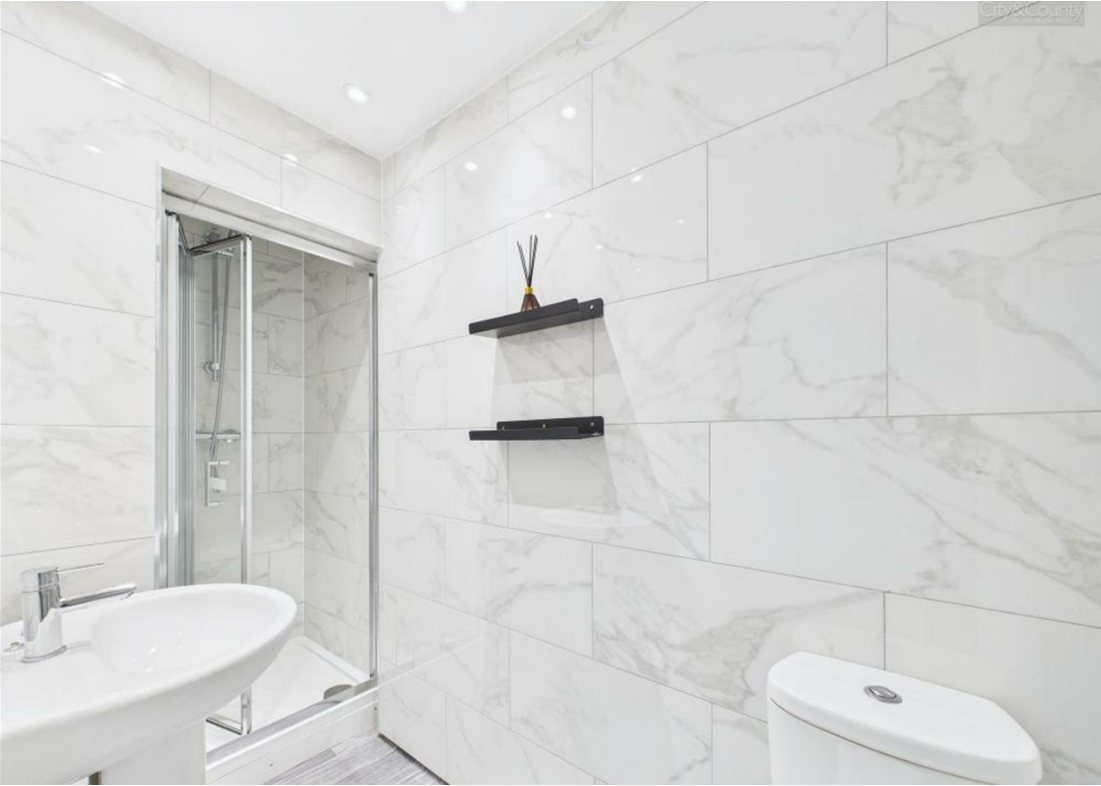
**Master Bedroom**  
3.89 x 3.60 (12'9" x 11'9")

**En-Suite To Master Bedroom**  
0.99 x 2.76 (3'2" x 9'0")

**Bedroom Two**  
2.95 x 3.31 (9'8" x 10'10")

**Bathroom**  
1.43 x 1.69 (4'8" x 5'6")

**Bedroom Three**  
2.38 x 2.40 (7'9" x 7'10")



**EPC - D**  
60/75

**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: Street Parking Permit Required  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: TBC  
Internet Speed: TBC  
Mobile Coverage: TBC

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**