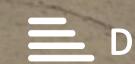




7 Shire Grove

PE1 5LN

£290,000



# 7 Shire Grove

PE1 5LN

Located on the popular & quiet Shire Grove. We are pleased to offer this ideal three bedroom semi-detached family home in Peterborough. Situated close to schools, local amenities & having good links into the city, this is a fantastic opportunity to make an ideal home either as a first time buyer or growing family.

Upon entering the property you'll be greeted by a good sized light filled entrance hall with staircase leading to the first floor. Following on you'll be drawn directly into a generous sized fitted kitchen with window overlooking the garden & access door into the garage. Off the entrance hall you'll find a light & airy dining room with French doors opening onto the patio garden space. From the dining room you access a well presented modern lounge with a large featured front facing bay window. The ground floor also benefits with a downstairs cloakroom situated under the stairs.

Upstairs, all of the landing you'll find the three bedrooms, two of which are generous sized doubles offering plenty of space for storage & a third single, with built in storage cupboard and benefitting from a window looking to the front of the property. Finishing upstairs you have a well presented, modern re-fitted family bathroom featuring a bath & shower.

To the front of the property you have a well designed, decorative paved driveway leading to the garage, giving ample space for parking & finished with a low maintenance stoned front garden. To the rear of the home you have a good sized enclosed sectioned garden with a paved patio area for all your entertaining needs.

Tenure: Freehold  
Council Tax Band: C





Entrance Hall:

WC:

Lounge:

12'4" (max) x 14'4" (3.77m (max) x 4.39m)

Dining Room:

10'10" x 11'10" (3.31m x 3.62m)

Kitchen:

7'3" x 17'5" (2.23m x 5.33m)

Garage:

Landing:

Bedroom One:

10'11" x 11'11" (3.34m x 3.64m)

Bedroom Two:

10'10" x 11'10" (3.32m x 3.63m)

Bedroom Three:

7'6" (max) x 7'10" (max) (2.29m (max) x 2.41m (max))

Bathroom:

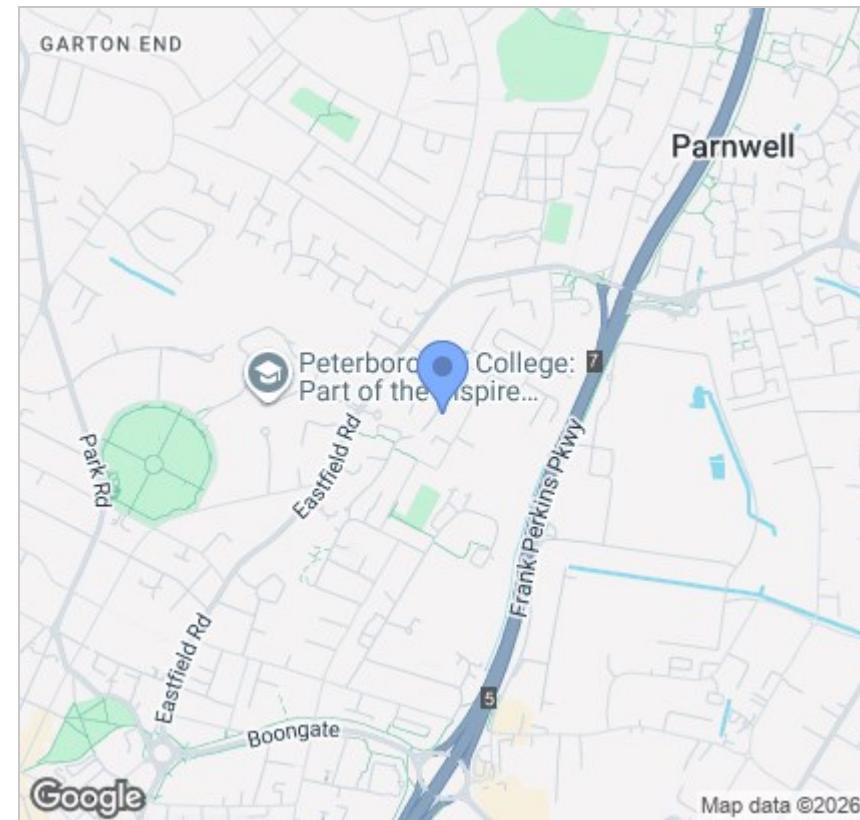


## Floor Plan



This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

## Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.