



Riverside Mead

Stanground Marina, Peterborough, PE2 8JN

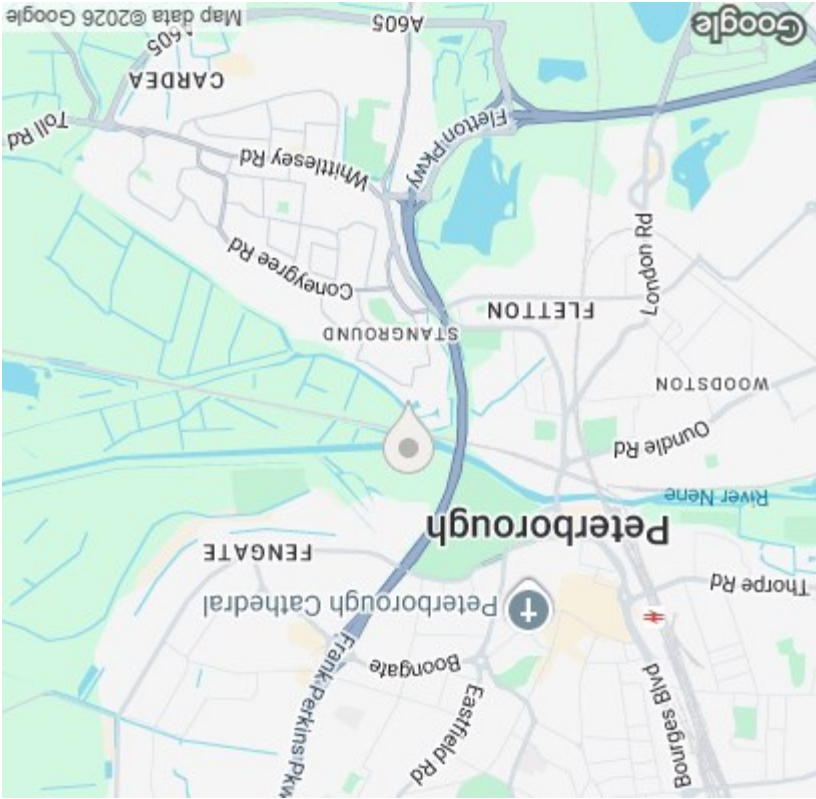
Offers In The Region Of £425,000 - Freehold , Tax Band - E

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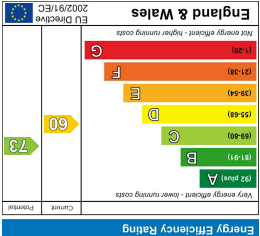
Floor Plan



Area Map



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 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.

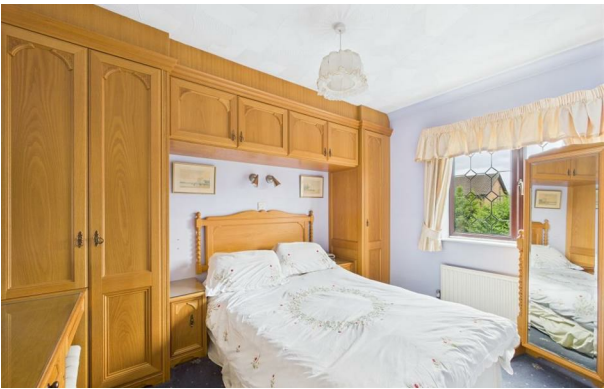
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Situated in the highly sought-after Riverside Mead area of Stanground, this prestigious detached home enjoys a peaceful position at the end of a private driveway, complete with large driveway, garage, wraparound gardens and its very own private mooring. Owned and cherished by the same vendor for almost four decades, the property is now offered for sale with the huge advantage of no forward chain. Set at the bottom of a quiet private driveway, the property enjoys a large frontage with ample off-street parking and an integral garage. The wraparound gardens are beautifully designed for both relaxation and entertaining, featuring a generous block-paved patio and, at the rear, steps leading to the home's very own private mooring – a truly unique lifestyle feature. Inside, the home begins with a welcoming entrance porch leading into a spacious hall that sets the tone for what lies beyond. The impressive dual-aspect living room opens directly to the garden, creating a light-filled family space, while a separate formal dining room provides the perfect setting for entertaining. The generous kitchen diner forms the sociable hub of the home, with an adjoining utility room and direct access to the garage, while a convenient cloakroom completes the ground floor. Upstairs, the master bedroom serves as a peaceful retreat, benefitting from its own en-suite shower room. Three further bedrooms are all light and versatile, ideal for family, guests or a home office, and are served by a well-appointed family bathroom. The gardens wrap gracefully around the property, providing excellent privacy and multiple areas for enjoyment. A large patio is perfect for al fresco dining, while to the rear, private steps lead directly to the riverbank and the property's exclusive mooring, a standout feature rarely available in the area.

This exceptional property combines space, character and riverside lifestyle, making it a truly rare find in such a prime and prestigious location.

- Entrance Porch
1.56 x 0.96 (5'1" x 3'1")
- Entrance Hall
5.31 x 2.22 (17'5" x 7'3")
- WC
1.47 x 1.76 (4'9" x 5'9")
- Living Room
6.41 x 3.30 (21'0" x 10'9")
- Dining Room
3.67 x 3.45 (12'0" x 11'3")
- Kitchen Diner
2.66 x 3.23 (8'8" x 10'7")
- Utility Room
2.69 x 4.06 (8'9" x 13'3")
- Landing
0.87 x 3.27 (2'10" x 10'8")
- Master Bedroom
3.79 x 3.31 (12'5" x 10'10")
- En-Suite To Master Bedroom
2.63 x 1.44 (8'7" x 4'8")
- Bedroom Two
2.63 x 4.49 (8'7" x 14'8")
- Bathroom
2.69 x 1.79 (8'9" x 5'10")



- Bedroom Three
2.60 x 3.50 (8'6" x 11'5")
- Bedroom Four
3.77 x 2.52 (12'4" x 8'3")
- Garage
5.16 x 3.05 (16'11" x 10'0")
- EPC - D
60/73
- 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, Ev Charger Private
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Adsl, Cable
- Internet Speed: up to 5500Mbps
- 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.

