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2 Littlecote Grove
Peterborough PE4 6BJ

Asking price £485,000

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Situated within a sought-after PE4 location just off Itter Crescent, this impressive 2014 built three-storey FIVE BEDROOM executive detached home offers substantial and versatile accommodation ideal for modern family living.







The ground floor comprises a welcoming entrance hall, cloakroom/WC, spacious living room, separate study ideal for home working, formal dining room, and a superb kitchen/breakfast room with adjoining utility area.

To the first floor are four excellent bedrooms, including Bedroom Two with its own en-suite shower room, alongside a modern family bathroom serving the remaining bedrooms.

Occupying the whole of the top floor is the stunning master suite, featuring a dressing room and private en-suite, creating a luxurious retreat away from the main family accommodation.

Externally, the property benefits from a double garage and driveway providing ample off-road parking, while to the rear is a fully enclosed garden ideal for families and entertaining.

Located within a popular residential development close to local amenities, schools, transport links and major road connections, this outstanding family home offers both space and convenience in equal measure.

Viewing is highly recommended to fully appreciate the size and quality of accommodation on offer.

Entrance Hall - Door and uPVC double glazed windows to front, tiled flooring, radiator, stairs to first floor with store cupboard under, access to:

Study - 2.29m x 2.36m (7'6" x 7'9") - UPVC double glazed window to front, fitted carpet, radiator.

Living Room - 6.43m x 3.40m (21'1" x 11'2") - UPVC double glazed French doors and x2 windows to rear, laminate flooring, radiator x2.

Dining Room - 2.62m x 3.00m (8'7" x 9'10") - UPVC double glazed window to front, fitted carpet, radiator.

Cloakroom - 1.83m x 0.79m (6" x 2'7") - Two piece suite with WC and wash hand basin, radiator.

Kitchen Family Room - 4.80m max x 5.08m max (15'9" max x 16'8" max) - UPVC double glazed window to rear, uPVC double glazed French doors to rear, vaulted ceiling with Velux windows. Fitted kitchen with a matching range of base and eye level units with fitted worktops and built in appliances. Tiled flooring, radiator, space for dining furniture, access to utility room:

Utility Room - 1.88m x 2.01m (6'2" x 6'7") - Door to side leading to the garden, fitted with a matching range of base level units with fitted worktops, space for appliances.

First Floor Landing - 5.05m x 1.83m (16'7" x 6") - UPVC double glazed window to front, fitted carpet, radiator, stairs to second floor.

Beroom 2 - 3.20m to wardrobe x 3.48m (10'6" to wardrobe x 11 - UPVC double glazed window to rear, fitted carpet, radiator, fitted double wardrobe with sliding doors x2, access to ensuite:

Ensuite - 1.68m x 1.83m (5'6" x 6'0) - Obscure uPVC double glazed window to rear, fitted three-piece suite with WC, wash hand basin, shower cubicle, radiator, tiled surround.

Bedroom 3 - 2.87m x 3.48m (9'5" x 11'5") - UPVC double glazed window to front, fitted carpet, radiator.

Bedroom 4 - 2.72m x 3.02m (8'11" x 9'11") - UPVC double glazed window to rear, fitted carpet, radiator.

Bedroom 5 - 2.01m x 3.02m (6'7" x 9'11") - UPVC double glazed window to front, fitted carpet, radiator.

Bathroom - 1.88m x 1.98m (6'2" x 6'6") - Obscure uPVC double glazed window to side, fitted four piece suite with WC, wash hand basin, bath, shower cubicle, radiator, tiled surround.

Bedroom 1 - 5.79m x 3.51m (19" x 11'6") - Single door access from top of the stairs leading up from the first floor, uPVC double glazed window to front, Velux window to rear, Fitted carpet, the bedroom wraps around to the dressing area.

Dressing Area - 2.90m x 3.96m (9'6" x 13") - UPVC double glazed window to front, fitted carpet, store cupboard, range of fitted double and single wardrobes.

Ensuite - 2.79m x 2.84m (9'2" x 9'4") - Velux window to rear, fitted four piece suite with bath, shower cubicle, WC, pair of single wash hand basins, radiator, tiled surround.

Outside - Externally, the enclosed rear garden offers a patio seating area and lawn, ideal for family enjoyment and entertaining. There is also rear access to the garage. The detached double garage is equipped with power, lighting, eaves storage, and two up-and-over doors with parking in front.

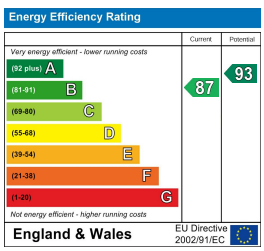
Area Map

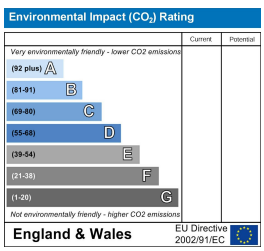


Floor Plans



Energy Efficiency Graph





Purchasers should not rely on any written, photographic or floorplan information contained in these details, as they do not form any part of a contract