



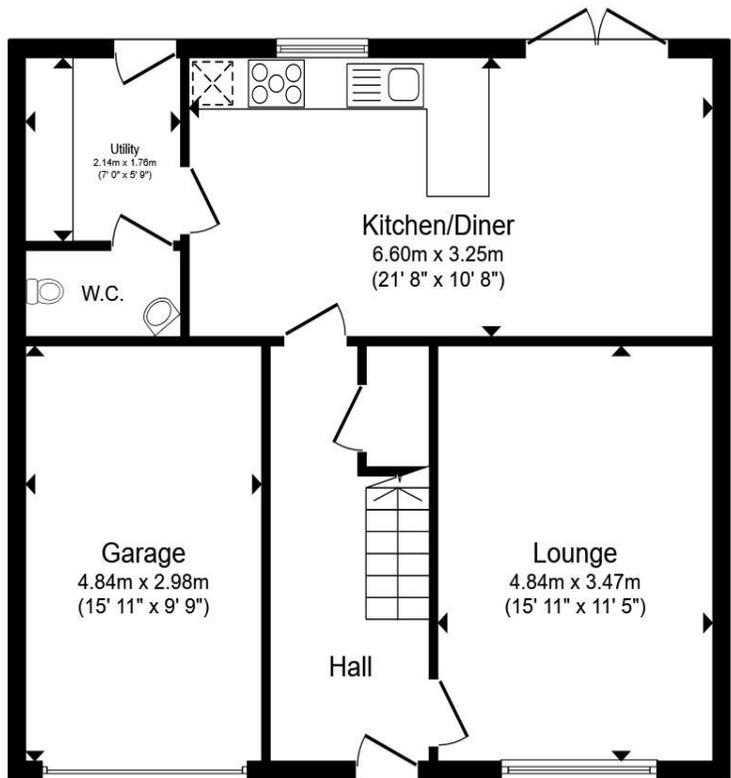
**Leon Drive, Peterborough PE2 8SG**

**welcome to**

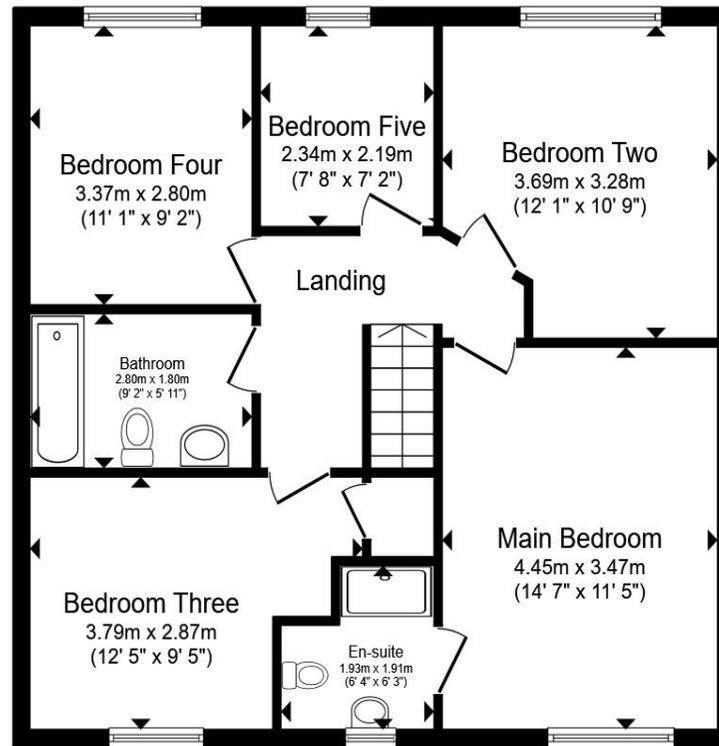
## **Leon Drive, Peterborough**

William H Brown are delighted to offer this beautifully presented family home offers generous living space throughout, beginning with a wide and welcoming entrance hallway. The ground floor features a spacious, modern living room and an impressive kitchen/diner filled with natural light, complete with a built-in dishwasher and French doors to the garden. A separate utility room and a convenient downstairs cloakroom provide added practicality. Upstairs, there are four well-proportioned double bedrooms plus a versatile fifth bedroom, currently used as a walk-in dressing room. The master bedroom benefits from a stylish ensuite, and there is a well-sized family bathroom. Externally, the property boasts an integral garage, low-maintenance rear garden with faux lawn, and a generous driveway enhancing kerb appeal. Located on the sought-after Leon Drive, the home offers excellent access to major road links, Peterborough city centre, and highly regarded local schools—making it ideal for families and commuters alike.





**Ground Floor**



**First Floor**

- Entrance Hall**
- Lounge**
- Kitchen/Diner**
- Utility Room**
- WC**
- Landing**
- Master Bedroom**
- En-Suite**
- Bedroom Two**
- Bedroom Three**
- Bedroom Four**
- Bedroom Five**
- Bathroom**

Total floor area 141.8 m<sup>2</sup> (1,527 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Leon Drive, Peterborough

- DETACHED FAMILY HOME
- IMMACULATELY PRESENTED
- FIVE BEDROOMS
- LARGE KITCHEN/DINER
- UTILITY ROOM
- DOWNSTAIRS WC
- EN-SUITE TO THE MASTER
- POPULAR CARDEA LOCATION

Tenure: Freehold EPC Rating: B

Council Tax Band: E

offers in excess of

**£375,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/FLE104913](http://williamhbrown.co.uk/Property/FLE104913)



Property Ref:  
FLE104913 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01733 896598**



[fletton@williamhbrown.co.uk](mailto:fletton@williamhbrown.co.uk)



122 High Street, Fletton, PETERBOROUGH,  
Cambridgeshire, PE2 8DP



[williamhbrown.co.uk](http://williamhbrown.co.uk)