



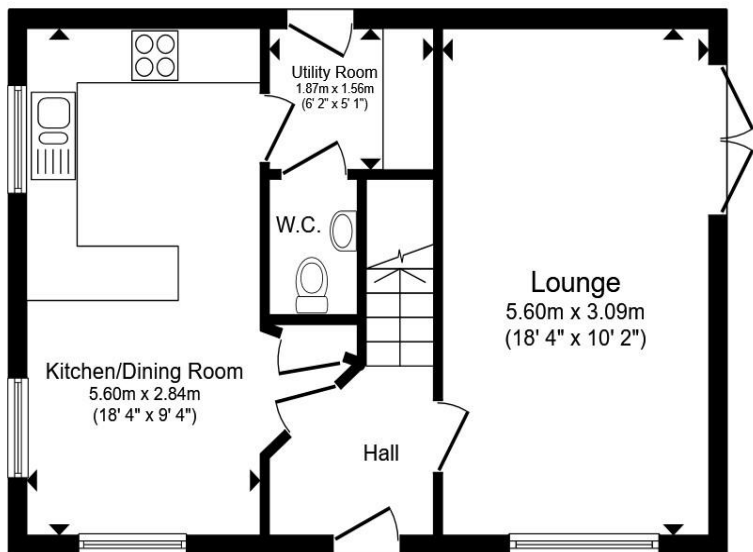
Linus Grove, Peterborough PE2 8FX

welcome to

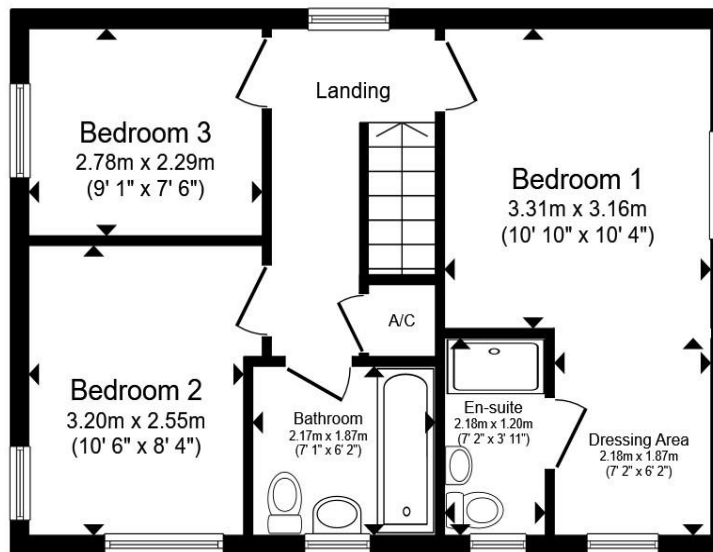
Linus Grove, Peterborough

William H Brown is pleased to offer this located on Linus Grove in the sought-after Cardea development, beautifully maintained detached home offers well-proportioned accommodation and excellent modern living throughout. The ground floor features an inviting entrance hall, a spacious lounge with double doors opening to the garden, a stylish re-fitted kitchen/dining room with dual-aspect windows, a practical utility room with external access, and a re-fitted guest WC. Upstairs, the property provides three bedrooms, including a primary bedroom with a re-fitted en-suite shower room and dressing area. A modern family bathroom and an airing cupboard complete the first-floor layout. Outside, the home benefits from a smartly finished front garden with an updated pathway and gravelled borders. The rear garden is private, not overlooked, and offers both lawn and patio areas, along with a personal door into the single garage and a dedicated patio/BBQ area behind the garage. A driveway to the side provides parking for multiple vehicles, along with convenient side access. Situated close to local amenities, schools, green spaces, and excellent transport links, this wonderful home truly needs to be seen to be fully appreciated.





Ground Floor



First Floor

Entrance Hall

Lounge

Kitchen/Diner

Utility Room

WC

Landing

Master Bedroom

En-Suite

Bedroom Two

Bedroom Three

Bathroom

Total floor area 90.3 m² (972 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



welcome to

Linus Grove, Peterborough

- IMMACULATELY PRESENTED
- DETACHED FAMILY HOME
- THREE BEDROOMS
- EN-SUITE TO THE MASTER
- UTILITY ROOM
- KITCHEN/DINER
- GARAGE AND DRIVE FOR SEVERAL VEHICLES
- WALKING DISTANCE TO ALL THE LOCAL SCHOOLS AND AMENITIES

Tenure: Freehold EPC Rating: B

Council Tax Band: D

offers in excess of

£320,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLE103783



Property Ref:
FLE103783 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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



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



williamhbrown.co.uk