

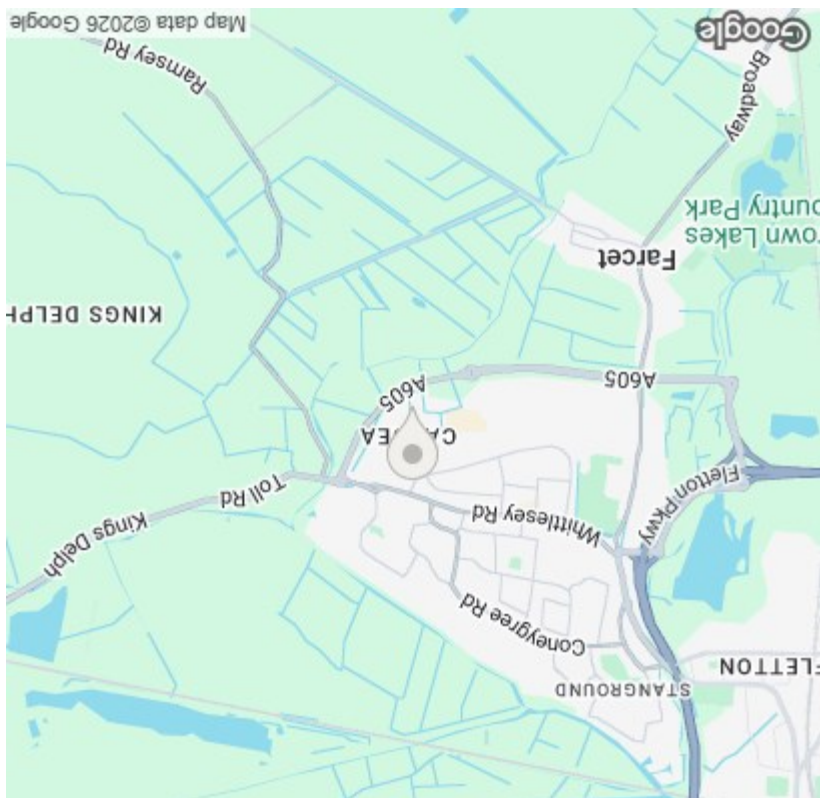
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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.

Viewing
 Please contact our City & County Estate Agents - Peterborough
 Office on 01733 563965 if you wish to arrange a viewing
 appointment for this property or require further information.

Energy Efficiency Rating	
Current	Minimum
A (72-100)	A (72-100)
B (69-71)	B (69-71)
C (64-68)	C (64-68)
D (59-63)	D (59-63)
E (54-58)	E (54-58)
F (49-53)	F (49-53)
G (44-48)	G (44-48)

Any energy efficient lower rating costs
 Any energy efficient higher rating costs

Energy Efficiency Graph



Area Map



Floor Plan



Linus Grove

Cardea, Peterborough, PE2 8FX

Guide Price £240,000 - Freehold , Tax Band - C



Linus Grove

Cardea, Peterborough, PE2 8FX

Guide Price £240,000 - £250,000

Situated in a private cul-de-sac location, this well-presented three bedroom semi-detached home offers spacious and versatile accommodation throughout, ideal for families and professionals alike. The property benefits from a bright living room, a modern kitchen/dining room with French doors to the garden, a downstairs WC, family bathroom, and an en-suite to the master bedroom. Outside, there is a driveway providing off-road parking for two vehicles, a private enclosed rear garden, and a substantial summer house currently used as a garden office, offering excellent potential as a gym, games room, or studio. Conveniently located close to local amenities, schools, and transport links.

Entering the property via the entrance hall, there is a convenient downstairs WC and stairs leading to the first floor. The generous living room provides a comfortable and welcoming space for relaxing and entertaining, while the stylish kitchen/dining room spans the full width of the property and offers ample fitted units, space for dining, and French doors opening directly onto the rear garden. Upstairs, the landing leads to three bedrooms, including a spacious master bedroom with its own en-suite shower room. Bedroom two is a well-proportioned single or small double room, while bedroom three is ideal as a nursery, dressing room, or home office. The family bathroom is fitted with a three-piece suite. Outside, the front of the property offers a driveway for two vehicles. The private enclosed rear garden is ideal for outdoor dining and family enjoyment, and features a large detached summer house with power and lighting, currently used as a garden office but equally suited as a home gym, hobby room, or games room. Located in a quiet cul-de-sac close to local shops, schools, and commuter links, this fantastic home offers a perfect blend of comfort, practicality, and flexibility.

Entrance Hall
1.21 x 2.66 (3'11" x 8'8")

WC
0.89 x 1.70 (2'11" x 5'6")

Living Room
3.77 x 4.31 (12'4" x 14'1")

Kitchen Diner
4.78 x 2.66 (15'8" x 8'8")

Landing
1.97 x 1.69 (6'5" x 5'6")

Master Bedroom
3.79 x 2.63 (12'5" x 8'7")

En-Suite To Master Bedroom
1.65 x 1.64 (5'4" x 5'4")

Bedroom Two
2.74 x 2.25 (8'11" x 7'4")

Bathroom
1.81 x 2.10 (5'11" x 6'10")

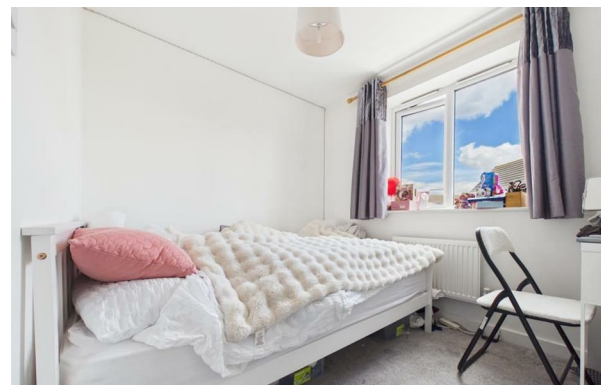
Bedroom Three
1.96 x 2.25 (6'5" x 7'4")

Garden Office
4.72 x 2.23 (15'5" x 7'3")

EPC - B
82/95

Tenure - Freehold

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 (answer yes if there are restrictions, eg does not allow pets): No
 Listed building: No
 Permitted development: No
 Holiday home rental: No
 Restrictive covenant: No
 Business from property NOT allowed: No
 Property subletting: No
 Tree preservation order: No
 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: Driveway Private, Driveway Shared, Off Street Parking
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Gas Mains
 Internet connection: Cable
 Internet Speed: up to 1800Mbps
 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.

