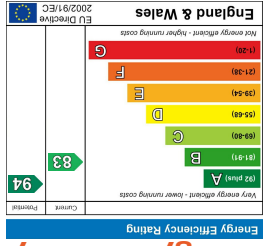


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

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.

Viewing

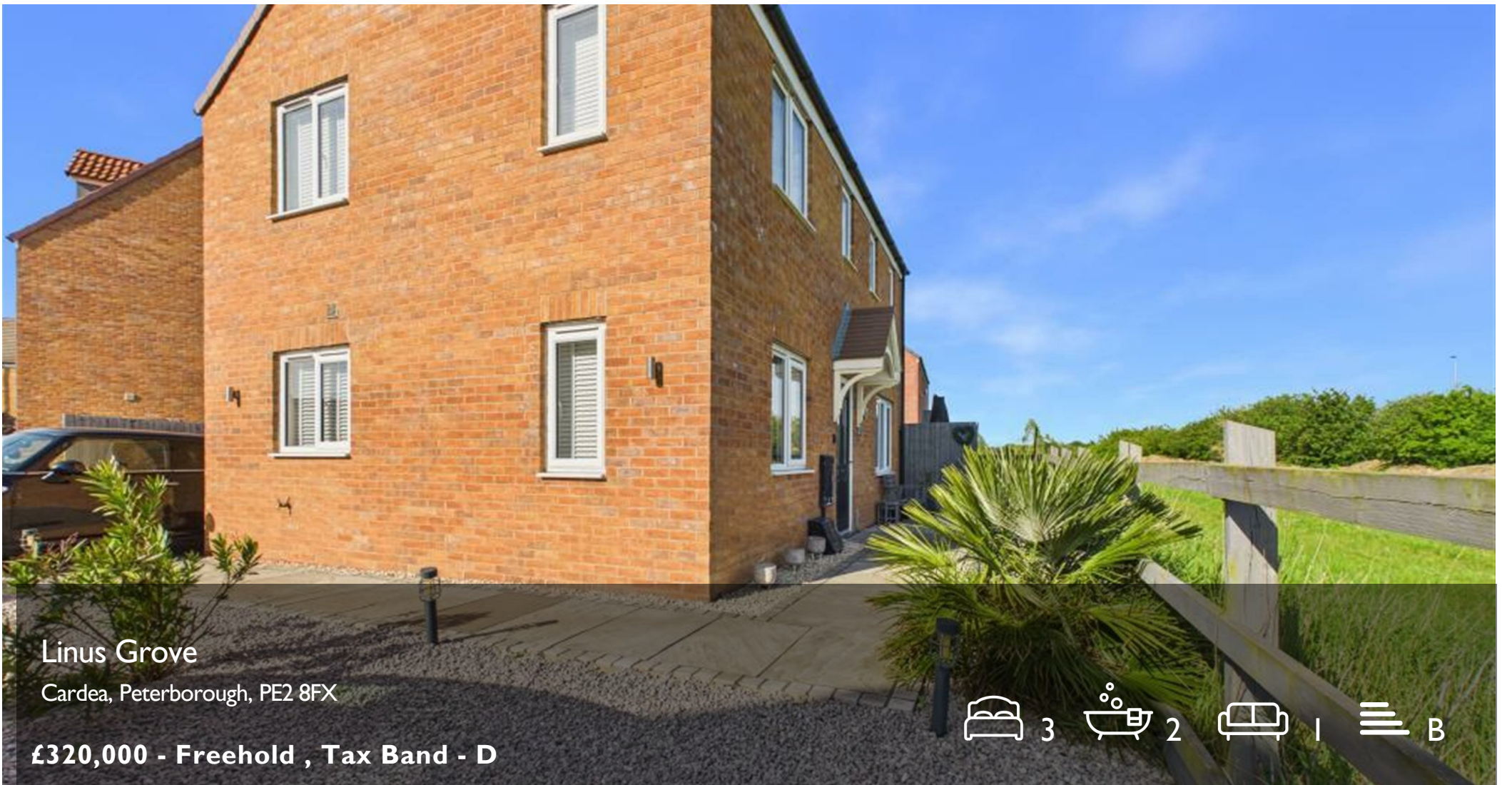
Energy Efficiency Graph



Area Map



Floor Plan



Linus Grove

Cardea, Peterborough, PE2 8FX

£320,000 - Freehold , Tax Band - D



Linus Grove

Cardea, Peterborough, PE2 8FX

Beautifully presented detached family home situated in the highly sought-after Cardea development. Offering spacious and modern accommodation throughout, the property features a stylish re-fitted kitchen/dining room, bright lounge with doors opening onto the private rear garden, utility room and guest WC. Upstairs offers three generous bedrooms, including a superb principal suite with dressing area and re-fitted en-suite, alongside a contemporary family bathroom. Externally, the property benefits from landscaped gardens, a secluded rear garden with patio/BBQ area, single garage and driveway providing off-road parking.

Nestled within the highly sought-after Cardea development on Linus Grove, Peterborough, this immaculately presented detached residence offers an exceptional blend of contemporary style, comfort, and practicality, making it an ideal home for modern family living. Beautifully maintained throughout, the property welcomes you via a bright and inviting entrance hall, leading into a spacious lounge where elegant double doors open seamlessly onto the East facing rear garden, creating the perfect setting for both relaxing and entertaining. At the heart of the home is a stunning re-fitted kitchen/dining room, thoughtfully designed with dual-aspect windows that flood the space with natural light. Finished to a high standard, this stylish area provides an ideal environment for everyday living and social gatherings alike. Complementing the ground floor is a practical utility room with external access, alongside a contemporary re-fitted guest WC. Upstairs, the property continues to impress with three generously proportioned bedrooms. The superb principal suite benefits from a beautifully re-fitted en-suite shower room and a dedicated dressing area, offering a luxurious and private retreat. A modern family bathroom and useful airing cupboard complete the first-floor accommodation. Externally, the home enjoys equally impressive surroundings. The front garden has been attractively landscaped with an updated pathway and gravelled borders, enhancing the property's excellent kerb appeal. To the rear, the private garden enjoys a wonderfully secluded aspect, not overlooked by neighbouring properties, and features a combination of lawn and patio areas ideal for outdoor entertaining and relaxation. A dedicated patio/BBQ area sits behind the single garage, while a personal door provides convenient direct access. A driveway to the side offers off-road parking for three vehicles.

- Entrance Hall**
1.86 x 1.66 (6'1" x 5'5")
- Lounge**
3.11 x 5.59 (10'2" x 18'4")
- Kitchen/Dining Room**
2.86 x 5.58 (9'4" x 18'3")
- WC**
0.89 x 1.45 (2'11" x 4'9")
- Utility Room**
1.86 x 1.56 (6'1" x 5'1")
- Landing**
1.93 x 3.60 (6'3" x 11'9")
- Master Bedroom**
3.18 x 5.59 (10'5" x 18'4")
- En-Suite To Master Bedroom**
1.20 x 2.20 (3'11" x 7'2")



- Bedroom Two**
2.55 x 3.20 (8'4" x 10'5")
- Bathroom**
2.17 x 1.86 (7'1" x 6'1")
- Bedroom Three**
2.76 x 2.23 (9'0" x 7'3")

EPC - B
83/94

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

- Construction: Standard
- Accessibility / Adaptations: Wheelchair Accessible
- 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: Yes
- Registered easements: No
- Shared driveway: Yes
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Single Garage, Driveway Private
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Fixed Wireless
- 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.

