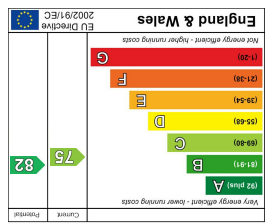


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



**Kedleston Road**  
Park Farm, Peterborough, PE2 8XL

**Offers In Excess Of £350,000 - Freehold , Tax Band - C**

4
 2
 3
 C

## Kedleston Road

Park Farm, Peterborough, PE2 8XL

Nestled on Kedleston Road in Peterborough, this impressive detached family home is offered with no forward chain, making it an ideal opportunity for those looking to move swiftly. Thoughtfully extended with a large single-storey addition, the property boasts four generously sized double bedrooms, including a master suite with a private en-suite bathroom. The spacious interior is complemented by an integral garage and a block-paved driveway, providing ample off-road parking. To the rear, a private and enclosed garden offers a secure space perfect for children, pets, or relaxed outdoor entertaining. Combining comfort, space, and convenience, this home is perfectly suited to modern family living.

This beautifully presented detached family home on Kedleston Road, Peterborough, offers spacious and versatile living across two well-designed floors. The ground floor welcomes you with a bright and spacious entrance hall leading into a generous living room, perfect for relaxing or entertaining. To the rear, the home benefits from a large single-storey extension that creates an exceptional garden room, seamlessly connected to the kitchen and dining areas—ideal for modern family living and hosting guests. The contemporary kitchen sits at the heart of the home and is complemented by a separate dining room, offering both practicality and comfort. A convenient downstairs WC and internal access to the integral garage add further everyday functionality. Upstairs, four well-proportioned double bedrooms provide ample space for a growing family. The master bedroom enjoys the added luxury of a private en-suite, while a stylish family bathroom serves the remaining bedrooms. A central landing offers easy access to all rooms, enhancing the home's flowing layout. Outside, the property boasts a block-paved driveway offering off-road parking and an integral garage for additional storage or vehicle use. The rear garden is private and enclosed—ideal for children, pets, or enjoying peaceful outdoor moments. With no forward chain, this home is ready for its next chapter and presents a fantastic opportunity for families seeking space, comfort, and convenience in a sought-after location.

**Entrance Hall**  
1.18 x 5.06 (3'10" x 16'7")

**Living Room**  
3.66 x 5.33 (12'0" x 17'5")

**Dining Room**  
2.70 x 3.47 (8'10" x 11'4")

**Garden Room**  
6.42 x 3.19 (21'0" x 10'5")

**Kitchen**  
4.62 x 2.91 (15'1" x 9'6")

**WC**  
1.51 x 1.11 (4'11" x 3'7")

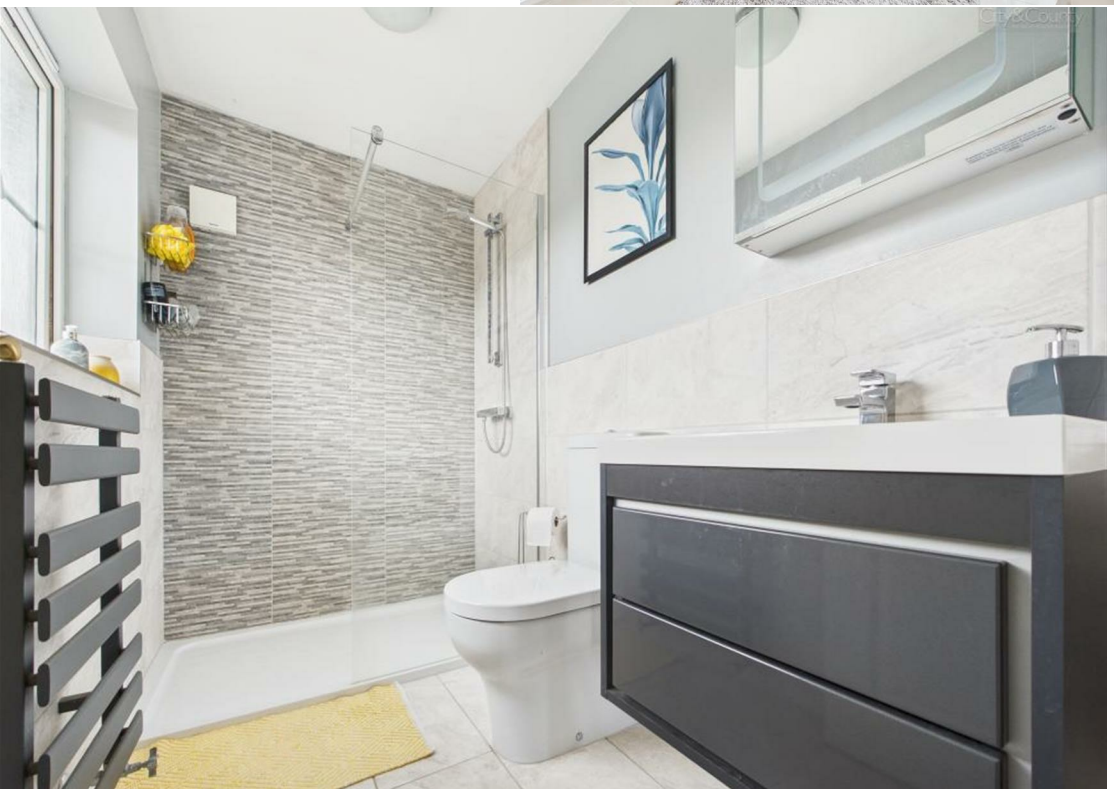
**Landing**  
4.73 x 1.80 (15'6" x 5'10")

**Master Bedroom**  
4.22 x 3.19 (13'10" x 10'5")

**En-Suite To Master Bedroom**  
2.46 x 1.41 (8'0" x 4'7")

**Bedroom Two**  
2.60 x 3.11 (8'6" x 10'2")

**Bathroom**  
2.56 x 2.15 (8'4" x 7'0")



**Bedroom Three**  
2.50 x 2.95 (8'2" x 9'8")

**Bedroom Four**  
2.17 x 2.97 (7'1" x 9'8")

**Garage**  
2.51 x 4.97 (8'2" x 16'3")

**EPC - C**  
75/82

**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: 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: No  
 Third party loft access: No  
 Third party drain access: No  
 Other: No  
 Parking: Garage Integral, 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, Vodafone - Great

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.

