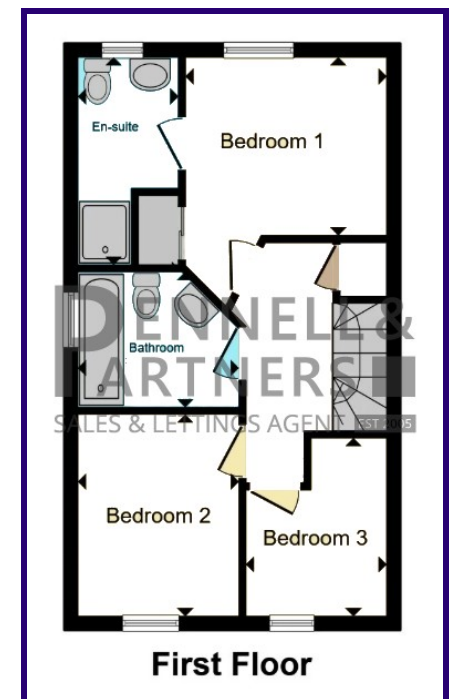
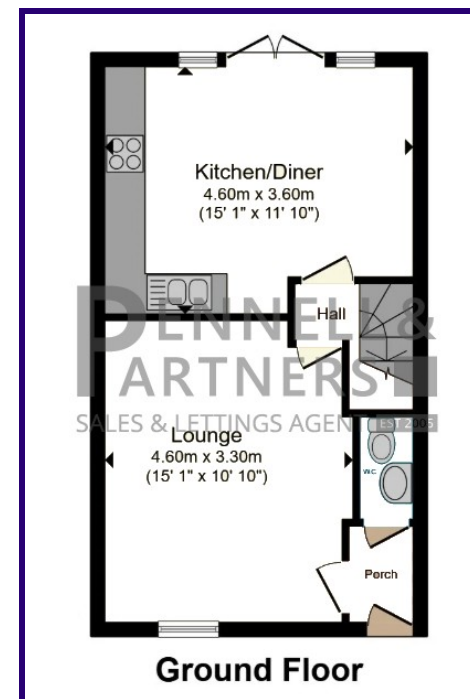




12 LUNA WAY, CARDEA, STANGROUND, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8GT

£240,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

Upon entering the property, you are welcomed into a designated entrance hall which immediately sets the tone for the home. The décor is warm and homely, creating a cosy family atmosphere from the moment you step inside.

Directly ahead of the hallway is the downstairs cloakroom, a practical addition that provides convenience for both guests and everyday family life.

To the left of the entrance hall, a door opens into the large and spacious lounge. This beautifully presented living space offers an abundance of room for a variety of furniture arrangements, making it perfect for both relaxing evenings and entertaining. The tasteful decoration enhances the inviting feel, creating a comfortable and stylish living environment.

Located at the rear of the property is the kitchen/diner, a bright and versatile space designed with both practicality and lifestyle in mind. The layout is spacious and ergonomic, offering ample worktop and dining space. French doors open directly onto the rear garden, allowing natural light to pour in and creating an ideal flow between indoor and outdoor living. Whether preparing family meals or hosting friends, this space truly offers everything needed for modern living.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The master bedroom benefits from its own stylish ensuite shower room, featuring recently fitted panel boarding within the shower area, giving the space a contemporary and polished finish.

The third bedroom, currently used as a child's single room, is a flexible space that could easily serve as a home office, study, nursery, or snug, depending on your needs.

Completing the first floor is the family bathroom, which is light and spacious and fitted with a three-piece suite comprising a bath, toilet, and wash basin.

Externally, the property offers practical and attractive outdoor space. To the left of the house is a driveway providing off-road parking for two vehicles, positioned in front of the garage. A side gate provides access to the rear garden, which is fully enclosed by fencing, making it ideal for children and pets.

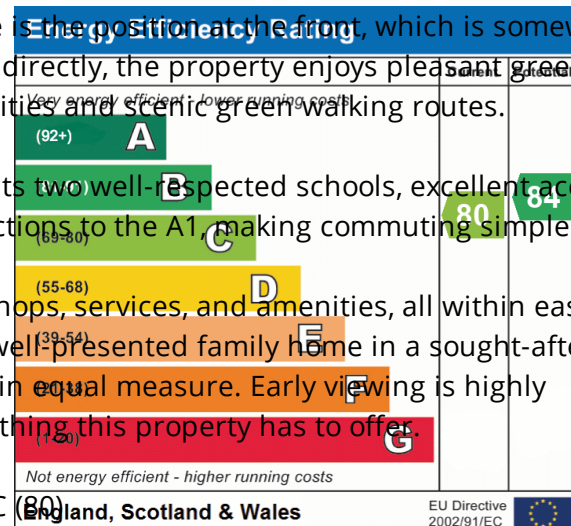
The garden itself has been designed with low maintenance in mind and also benefits from convenient direct access into the garage via a rear door.

One of the particularly appealing features of this home is the position at the front, which is somewhat unique within the area. Instead of facing other houses directly, the property enjoys pleasant greenery views with a pathway leading to nearby amenities and scenic green walking routes.

The Cardea area of Stanground is highly regarded for its two well-respected schools, excellent access to Peterborough city centre, and convenient connections to the A1, making commuting simple.

In addition, residents benefit from a range of local shops, services, and amenities, all within easy reach. This is a wonderful opportunity to acquire a well-presented family home in a sought-after location, offering both comfort and convenience in equal measure. Early viewing is highly recommended to fully appreciate everything this property has to offer.

EPC Rating: C (80)



GROUND FLOOR

ENTRANCE HALL

DOWNSTAIRS W/C

TOILET
WASH HAND BASIN

LOUNGE

4.6m x 3.3m (15' 1" x 10' 10")

KITCHEN/DINER

4.6m x 3.6m (15' 1" x 11' 10")

FIRST FLOOR

MASTER BEDROOM

3.00m x 2.65m (9' 10" x 8' 8")

MASTER ENSUITE

3.00m x 1.50m (9' 10" x 4' 11")
SHOWER ENCLOSURE
TOILET
WASH HAND BASIN

BEDROOM TWO

3.00m x 2.40m (9' 10" x 7' 10")

BEDROOM THREE

2.65m x 2.10m (8' 8" x 6' 11")

OUTSIDE

FRONT/SIDE

DRIVEWAY PARKING FRO TWO CARS IN FRONT OF GARAGE
SINGLE DETACHED GARAGE
GATED ACCESS TO REAR OF PROPERTY
GREENERY AND PATH TO FRONT OF HOUSE

REAR

LOW MAINTENENCE
ENLCLOSED BY FENCING
DOOR TO SIDE OF GARAGE
PATIO, PLANTERS AND BORDERS
FRENCH DOORS INTO HOUSE