

**OPENING HOURS**  
Monday to Friday. 9.00am until 6.00pm  
Saturday. 9.00am until 4.00pm  
Sunday. Closed



**77 LEA GARDENS, PETERBOROUGH  
PE3 6BY**

**£310,000**

**FREEHOLD**



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**T**his greatly improved detached bungalow is set in this highly desirable location within easy walking distance of Peterborough city centre. This much loved home features a 24’ air-conditioned lounge leading through to a conservatory, a further air-conditioned 27’ kitchen leading through to a further conservatory/family room, two double bedrooms and a fully enclosed easy to maintain garden to the rear. Offered for sale with no chain, this property because of its location will be very popular, so book your viewing today.

Front entrance door opening to

**HALLWAY**  
A good size entrance hall with radiator and doors to all principal rooms.

**LOUNGE/DINING ROOM** 24'5 x 11'7 (7.44m x 3.53m)  
A large air-conditioned room with radiator, fireplace, dining area and French doors opening to

**CONSERVATORY** 13'1 x 8'5 (3.99m x 2.57m)  
Of brick and UPVC construction with French doors opening onto the rear garden.

**KITCHEN/DINING/FAMILY ROOM** 27' x 16'7 max (8.23m x 5.05m max)  
An air-conditioned kitchen with a range of ample wall and base units with built-in appliances, work surface, wall tiling, sink unit, utility area, open access through to the family area overlooking the rear garden and door to rear garden.

**BEDROOM ONE** 11'6 x 10'6 (3.51m x 3.20m)  
An air-conditioned master bedroom with radiator and window to front elevation.

**BEDROOM TWO** 11'7 x 9' (3.53m x 2.74m)  
With radiator and window to side elevation.

**BATHROOM**  
Comprising double shower cubicle, wash-hand basin, low flush WC, wall tiling and heated towel rail.

**OUTSIDE**  
The property has a long block-paved driveway providing parking for several vehicles which leads to a single garage with power and lighting.

The rear garden is block-paved for easy maintenance and fully enclosed.

EPC RATING: TBC  
COUNCIL TAX BAND: D (PCC)

Awaiting Floorplan

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