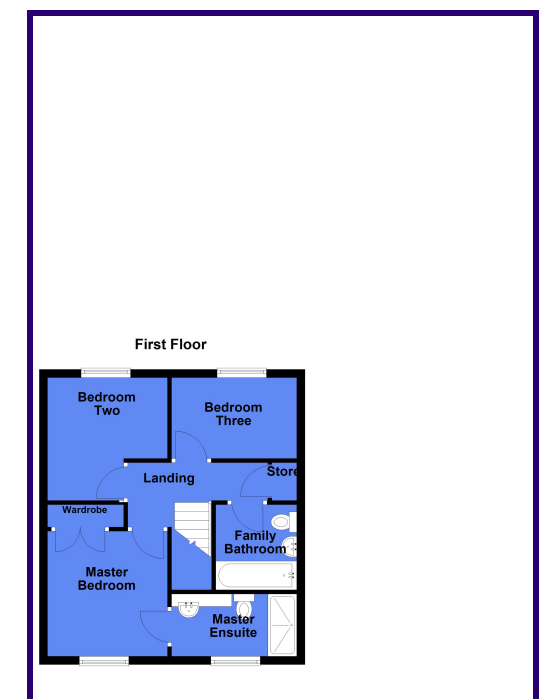




14 HUDSON GROVE, PETERBOROUGH, CAMBRIDGESHIRE. PE7 0LT

£240,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

GUIDE PRICE £240,000 - £250,000

Upon entering, you are welcomed by a spacious and inviting entrance hall providing access to the downstairs W/C, lounge, and kitchen/diner.

The kitchen/diner is a real highlight — boasting an excellent range of cabinetry, generous worktop space, and ample room for a dining table, making it ideal for family meals or entertaining. French doors open directly onto the rear garden, flooding the space with natural light and providing a seamless indoor-outdoor flow.

Through an internal door, you'll find the large and impressive lounge, which spans the full depth of the property. This versatile space offers multiple layout possibilities and features a second set of French doors leading into the garden, ensuring the room feels bright and airy throughout the day.

Upstairs, the property continues to impress with three well-presented and generous bedrooms.

The master bedroom benefits from a double built-in wardrobe and its own modern ensuite shower room, while the additional bedrooms offer flexibility for family, guests, or a home office.

The family bathroom is stylishly appointed with a bath and shower over, basin, and toilet. A handy landing storage cupboard adds to the practicality of the home.

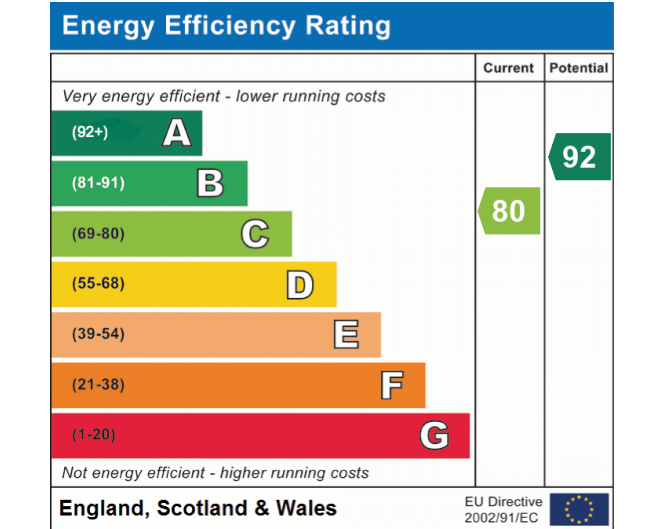
One particularly appealing feature is the newly fitted combi boiler, installed within the last four weeks, providing peace of mind and energy efficiency for the new owners.

Externally, the property enjoys off-street parking for two vehicles as well as a garage, offering excellent storage or additional parking options.

The rear garden is mainly laid to lawn, privately enclosed, and provides the perfect space for outdoor relaxation or family activities.

Located in a popular and convenient part of Peterborough, this stunning home is move-in ready and ideal for families, first-time buyers, or professionals seeking comfort, style, and space.

EPC Rating: C (80)



GROUND FLOOR

ENTRANCE HALL

1.932m x 1.832m (6' 4" x 6' 0")

DOWNSTAIRS W/C

0.936m x 1.829m (3' 1" x 6' 0")

KITCHEN/DINER

2.979m x 4.840m (9' 9" x 15' 11") MAX

LOUNGE

2.984m x 6.762m (9' 9" x 22' 2")

FIRST FLOOR

MASTER BEDROOM

3.057m x 3.045m (10' 0" x 10' 0")

MASTER ENSUITE

2.987m x 1.515m (9' 10" x 5' 0")

BEDROOM TWO

2.773m x 2.966m (9' 1" x 9' 9")

BEDROOM THREE

3.222m x 1.955m (10' 7" x 6' 5")

FAMILY BATHROOM

1.972m x 2.119m (6' 6" x 6' 11")

OUTSIDE

FRONT OF HOUSE

SMALL GARDEN AREA WITH SHRUBS AND PLANTS
PATH TO DOOR
DRIVEWAY TO SIDE OF HOUSE FOR TWO CARS
GARAGE WITH UP AND OVER DOOR

REAR OF HOUSE
LAID TO LAWN WITH PATIO AND PATH
SIDE GATE ENTRANCE TO DRIVEWAY
FRENCH DOORS X 2 FOR ACCESS TO REAR GARDEN FROM HOUSE.