

52 Linus Grove, Peterborough, PE2 8FX



Capitol Lettors

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£212,500 Freehold

Capitol Lettors are excited to bring this 3 bedroom Semi-Detached house to the market & is being sold with no upward chain. Located in the sort after area of Cardea, the property offers, entrance hall, open plan living area, cloakroom, 3 bedrooms split over two floors, family bathroom, rear garden, driveway for 2/3 vehicles, uPVC double glazing & gas central heating.

Cardea is within walking distance of shops, public house, schools & has good road links to A1 & other major roads.

Capitol Lettors has not tested any of the equipment or the heating system (if mentioned) in these details. Purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.



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Entrance Hall

1.57m x 1.31m (5' 2" x 4' 4") Approx
Composite door with 2x frosted glass panes, hardwired smoke alarm, pendant light, doorbell chime, fuse box, wall mounted thermostat, radiator, stairs to 1st floor, laminate flooring.

Open Plan Living

3.71m x 6.73m (12' 2" x 22' 1") Approx
uPVC window, uPVC patio doors, 2x pendant lights, 2x radiators, eye & base level units with complimentary worktops, breakfast bar & matching upstands, Ideal Logic combi boiler, stainless steel sink with draining board, fitted electric oven with 4 ring gas hob with stainless steel splash back & extractor above, space for fridge/freezer & washing machine, TV & phone points, laminate flooring.

Cloakroom

1.49m x 0.87m (4' 11" x 2' 10") Approx
Pendant light, extractor fan, two piece bathroom suite comprising of low level WC & wash hand basin with tiled splash back, radiator, laminate flooring.

Stairs & Landing

Pendant light, hardwired smoke alarm, stairs to 2nd floor, beige carpet.

Bedroom 2

3.71m x 2.40m (12' 2" x 7' 10") Approx
uPVC window, pendant light, radiator, beige carpet.

Family Bathroom

1.81m x 1.69m (5' 11" x 5' 7") Approx
uPVC frosted window, pendant light, extractor fan, three piece bathroom suite comprising of low level WC, wash hand basin with tiled splash back, paneled bath with glass shower screen, thermostatic shower & tiled splash back, radiator, vinyl flooring.

Bedroom 3

3.71m x 2.35m (12' 2" x 7' 9") Approx
2x uPVC windows, pendant light, beige carpet.

Stairs & Landing

Pendant light, hardwired smoke alarm, storage cupboard, beige carpet.

Bedroom 1

4.85m x 2.71m (15' 11" x 8' 11") Approx
3x Velux windows, pendant light, loft hatch, wall mounted thermostat, radiator, beige carpet.

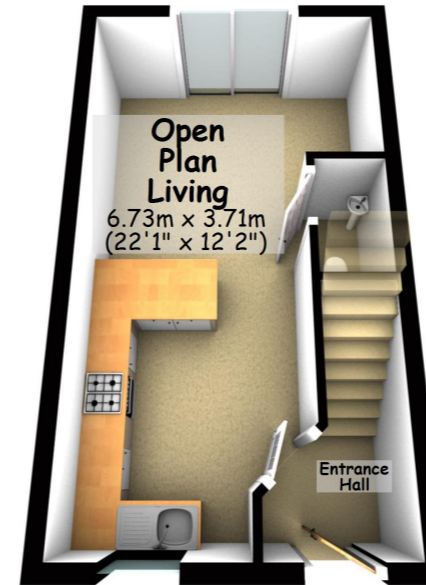
External - Rear

Enclosed by fence panels & gate to drive, mainly laid to lawn, slabbed path to gate, wooden shed.

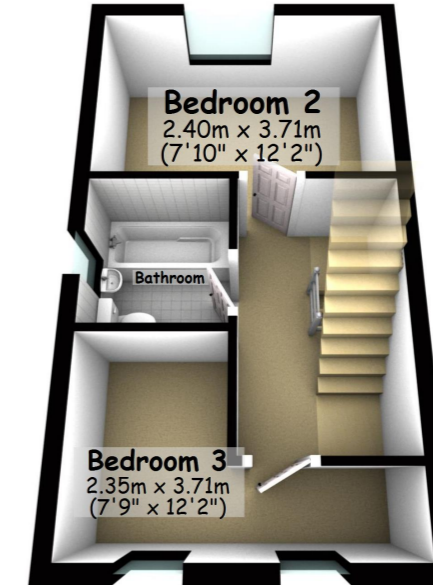
External - Front

Storm porch, security light, slabbed path to front door, lawn area, outside tap, driveway for 2/3 vehicles, gas, electric & water meters.

Ground Floor



First Floor



Second Floor



This plan is for illustration purposes only and may not be representative of the property. Plan may not be to scale.

Plan produced using PlanUp.

Linus Grove

