


Littlecote Grove, Peterborough PE4 6BJ
£600,000


*** 5 BEDROOM DETACHED HOME BY ITTER PARK *** " With spacious accommodation spread over 3 floors, this family home is located in a cul de sac near Itter Park. The 2nd floor is the whole principle suite, with a generous sized bedroom, dressing room and en-suite. The 1st floor compromises of 4 further bedrooms with an en-suite to bedroom 2 and also a family bathroom. The ground floor has an entrance hall, kitchen/diner, dining room, living room, utility, wc and office space. There is also a double garage and parking to the front. EPC Energy Rating - C/Council Tax Band - F "

ENTRANCE

Door to front, Two UPVC double glazed windows to front, cupboard and stairs to first floor.

KITCHEN / DINER

13' 8" (min) (4.17m) 16' 0"(max) x 16' 9" (4.88m x 5.11m)(approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink with mixer tap, integrated double oven, five ring gas hob with extractor fan, integrated dishwasher and integrated fridge/freezer. French doors to rear, UPVC double glazed window to rear, two slanted windows to rear.

UTILITY

6' 8" x 6' 3" (2.03m x 1.91m) (approx) Fitted with a range of base units with work surfaces over, sink with mixer tap, plumbing for a washing machine, boiler enclosed in cupboard. Stable door to side.

LIVING ROOM

21' 6" x 11' 4" (6.55m x 3.45m) (approx) French doors to rear, two windows to rear and radiator.

DINING ROOM / SNUG

10' 2" x 8' 9" (3.10m x 2.67m) (approx) UPVC double glazed window to front and radiator.

OFFICE

7' 9" x 7' 7" (2.36m x 2.31m) (approx) Window to front and radiator.

CLOAKROOM

6' 4" x 3' 0" (1.93m x 0.91m) (approx) Fitted with a two piece suite comprising low level W/C , wash hand basin and radiator.

FIRST FLOOR LANDING

UPVC double glazed window to front, radiator and stairs to second floor.

BEDROOM 2

11' 2"(into wardrobe) (3.40m) 13' 4"(into wardrobe) x11' 8" (3.40m x 3.56m)) (approx) UPVC double glazed window to rear, built in wardrobe and radiator.

EN - SUITE

6' 3" x 5' 9" (1.91m x 1.75m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and radiator. UPVC double glazed window to rear.

BEDROOM 3

11' 8" x 9' 7" (3.56m x 2.92m) (approx) UPVC double glazed window to front and radiator.

BEDROOM 4

10' 3" x 9' 4" (3.12m x 2.84m) (approx) UPVC double glazed window to rear and radiator.

BATHROOM

10' 3" x 6' 2" (3.12m x 1.88m) (approx) Fitted with a four piece suite comprising low level W/C, wash hand basin, bath, shower cubicle and radiator. UPVC double glazed window to side.

BEDROOM 5

10' 3" x 7' 0" (3.12m x 2.13m) (approx) UPVC double glazed window to front and radiator.

SECOND FLOOR

BEDROOM 1

11' 8"(min) x 19' 0" (max) (3.56m x 5.79m) 19' 6" (5.94m) (approx) UPVC double glazed window to front, two slanted windows to rear, built in wardrobe and two radiators.

DRESSING AREA

11' 3" x 9' 8" (3.43m x 2.95m) (approx) UPVC double glazed window to front, built in wardrobes, loft access cupboard with hot tank enclosed.

ENSUITE

9' 8" x 9' 4" (2.95m x 2.84m) (approx) Fitted with a four piece suite comprising low level W/C, two wash hand basins, bath, shower cubicle and radiator. Slanted window to rear.

OUTSIDE

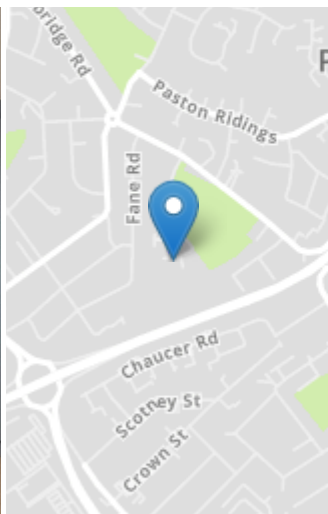
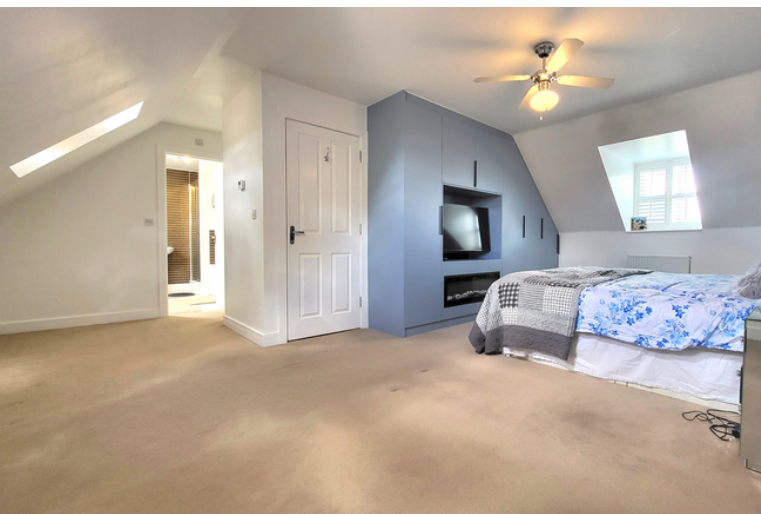
There is parking in front of the double garage. The rear of the property is mainly laid to lawn, decking area and patio slabs.

GARAGE

A double garage.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	87	92

Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.