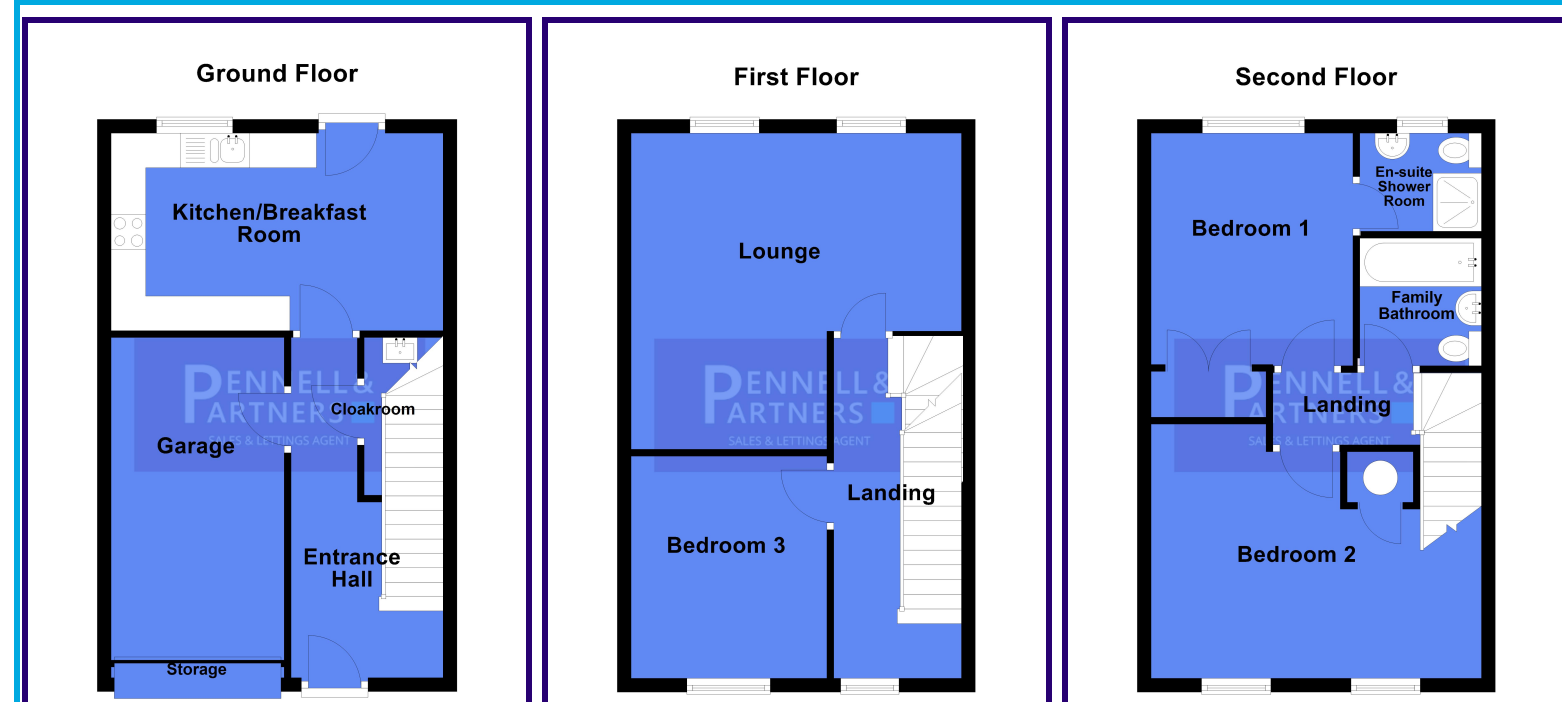




45 LARES AVENUE, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8GJ

Guide Price £270,000 - £280,000 £280,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

Upon entering the property, you are welcomed into a generous entrance hallway that sets the tone for the space and quality on offer. The ground floor features a convenient downstairs WC and leads through to the rear of the home where you'll find a large, open-plan kitchen diner. This stylish and contemporary kitchen has been thoughtfully designed to offer both practicality and aesthetics, with ample cupboard space, quality worktops, and integrated appliances.

A door opens directly from the dining area into a private, enclosed garden—ideal for both family living and entertaining.

The first floor boasts a bright and airy lounge, providing a relaxing retreat with ample space for a variety of seating arrangements.

Also on this floor is the third bedroom, currently used as a home office, offering the perfect solution for remote working or guest accommodation.

Upstairs on the second floor, you'll find a modern and well-appointed family bathroom, complete with a bath and shower over bath.

This floor also houses two generously sized double bedrooms, including the impressive master bedroom which benefits from a stylish en-suite shower room comprising a walk-in shower, WC, and wash basin.

Externally, the property continues to impress. To the front, there is a private driveway offering off-road parking and access to a large integral single garage with an up-and-over door—ideal for storage or secure parking.

The rear garden is a peaceful and low-maintenance haven, featuring a faux lawn area, a patio ideal for outdoor dining, and a garden shed for additional storage.

Located in the popular Cardea development, the home is within easy reach of excellent local schools, supermarkets, and leisure facilities, as well as convenient travel routes into Peterborough city centre and beyond.

This exceptional home offers space, style, and convenience in equal measure. Early viewing is highly recommended to fully appreciate all that this property has to offer.



GROUND FLOOR

CLOAKROOM

W/C
BASIN

KITCHEN/DINER

4.77m x 2.80m (15' 8" x 9' 2")

GARAGE

5.00m x 2.49m (16' 5" x 8' 2")

FIRST FLOOR

LOUNGE

4.77m x 4.57m (15' 8" x 15' 0")

BEDROOM THREE

3.04m x 3.72m (10' 0" x 12' 2")

SECOND FLOOR

BEDROOM TWO

4.57m x 3.11m (15' 0" x 10' 2")

FAMILY BATHROOM

2.08m x 1.71m (6' 10" x 5' 7")

MASTER BEDROOM

4.02m x 2.79m (13' 2" x 9' 2")

MASTER ENSUITE

1.82m x 1.71m (6' 0" x 5' 7")

OUTSIDE

FRONT
Driveway for off road parking
Small plating border
Access to garage

REAR
Patio area
Lawn area
Shed
Gate Access
Private