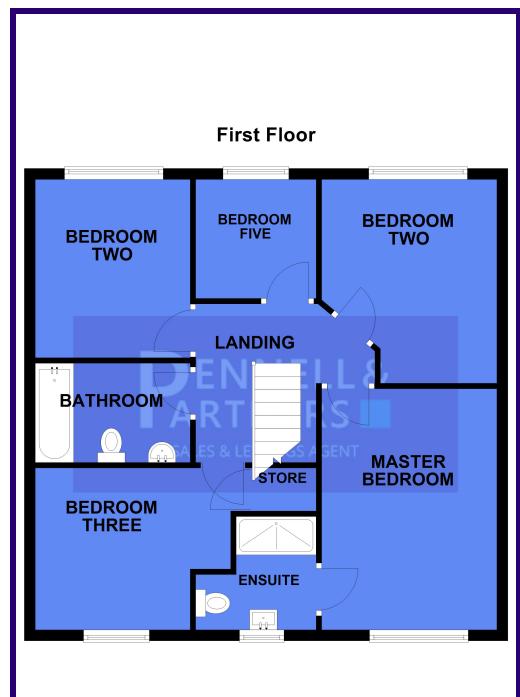
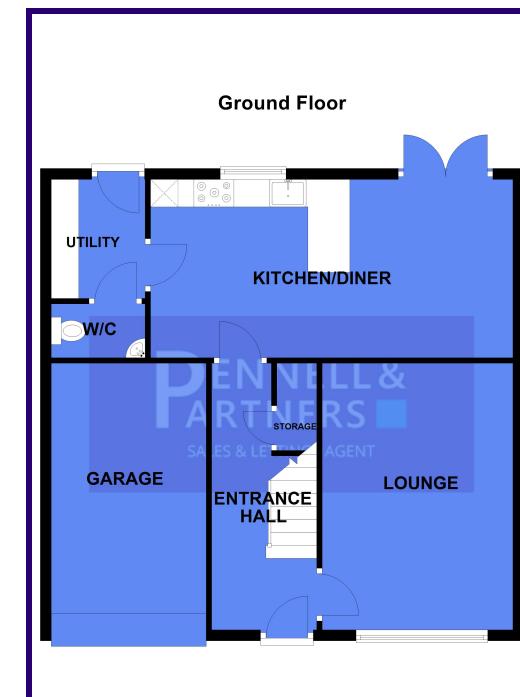




PENNELL & PARTNERS
SALES & LETTINGS AGENT EST 2005

21 LEON DRIVE, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8SG

GUIDE PRICE £375,000



PENNELL & PARTNERS

Pennell & Partners, 5 Cross Street, Peterborough, PE1 1XA - 01733 209222 -
hello@pennellandpartners.co.uk

ABOUT THE PROPERTY

Upon entering the property, you are welcomed into a wide and inviting entrance hallway that immediately sets the tone for the rest of the home.

To the right of the hallway is a generous and contemporary living room, finished with tasteful décor and offering ample space for large furniture, making it the perfect room for relaxing or entertaining.

To the rear of the property is the impressive kitchen diner, a light, spacious and airy room designed with modern family living in mind. The kitchen benefits from a built-in dishwasher and offers plenty of worktop and storage space. French doors open directly onto the rear garden, allowing for an abundance of natural light and seamless indoor-outdoor living.

Adjacent to the kitchen is a designated utility room, complete with plumbing for white goods and a convenient door providing additional access to the garden.

The ground floor is further enhanced by a downstairs cloakroom, adding everyday practicality.

Upstairs, the property boasts four well-proportioned double bedrooms, all immaculately presented and thoughtfully laid out.

In addition, there is a fifth bedroom which is currently being used as a walk-in dressing room by the current owners. This versatile space could easily serve as a bedroom, snug, home gym or dressing room to suit individual needs.

The family bathroom is well sized and fitted with a bath and shower over. The spacious master bedroom further benefits from a modern and stylish ensuite, complete with a walk-in shower.

Externally, the property continues to impress. The integral garage offers ample storage or parking space and is fitted with an up-and-over door.

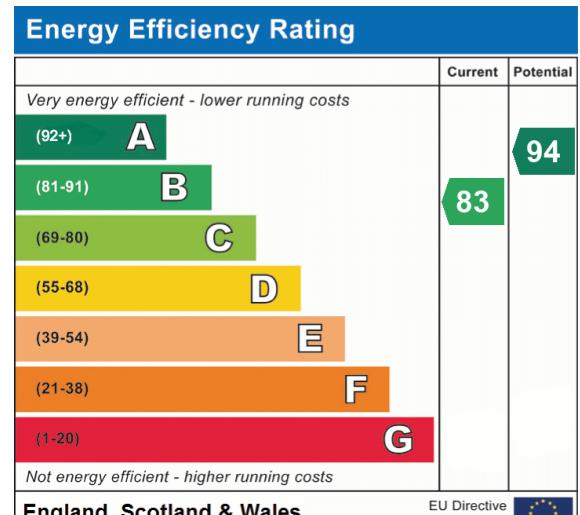
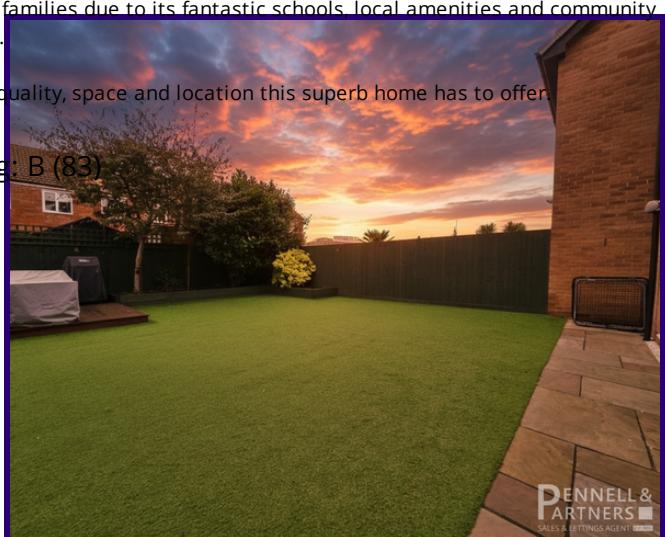
The rear garden is fully enclosed with well-maintained fencing and is designed for low maintenance, featuring mainly faux grass with a pathway running alongside the house.

To the front, the property offers a generous driveway, along with a small lawn and planted areas, enhancing kerb appeal.

Leon Drive is renowned for its excellent access to major road links, making commuting straightforward, while also being conveniently located close to Peterborough city centre. The area is particularly popular with families due to its fantastic schools, local amenities and community feel.



EPC Rating: B (83)



GROUND FLOOR

ENTRANCE HALL

1.915m x 4.844m (6' 3" x 15' 11")

LOUNGE

3.477m x 4.858m (11' 5" x 15' 11")

KITCHEN/DINER

6.606m x 3.249m (21' 8" x 10' 8")

UTILITY

1.771m x 2.165m (5' 10" x 7' 1")

CLOAKROOM

1.781m x 1.020m (5' 10" x 3' 4")

FIRST FLOOR

FIRST FLOOR LANDING

MASTER BEDROOM

3.476m x 4.457m (11' 5" x 14' 7")

MASTER ENSUITE

1.933m x 1.910m (6' 4" x 6' 3")

SHOWER
TOILET
WASH HAND BASIN

BEDROOM TWO

2.808m x 3.371m (9' 3" x 11' 1")

BEDROOM THREE

3.294m x 3.714m (10' 10" x 12' 2")

BEDROOM FOUR

2.808m x 3.371m (9' 3" x 11' 1")

BEDROOM FIVE

2.197m x 2.342m (7' 2" x 7' 8")

FAMILY BATHROOM

2.790m x 1.809m (9' 2" x 5' 11")

BATH
SHOWER OVER BATH
WASH HAND BASIN
TOILET
TOWEL RAIL

OUTSIDE

FRONT GARDEN

DRIVEWAY LEADING TO GARAGE DOOR
LAID TO LAWN PATH TO DOOR

BACK GARDEN

FEUX GRASS, PATIO PATH
ENCLOSED BY FENCING.