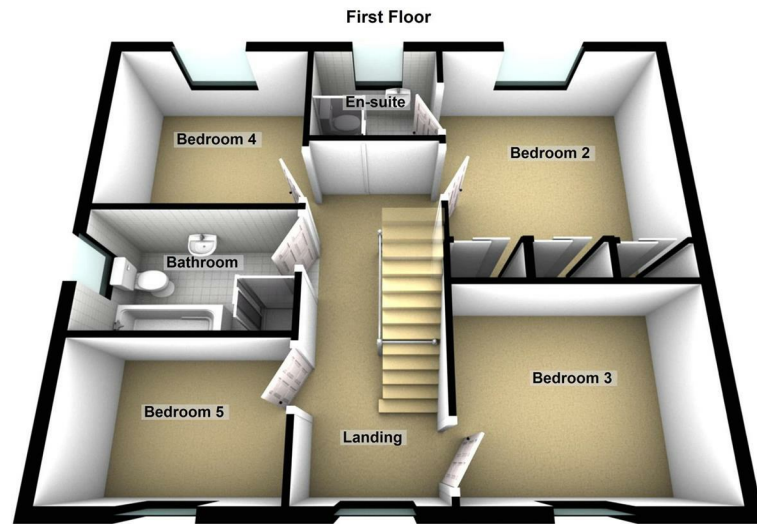
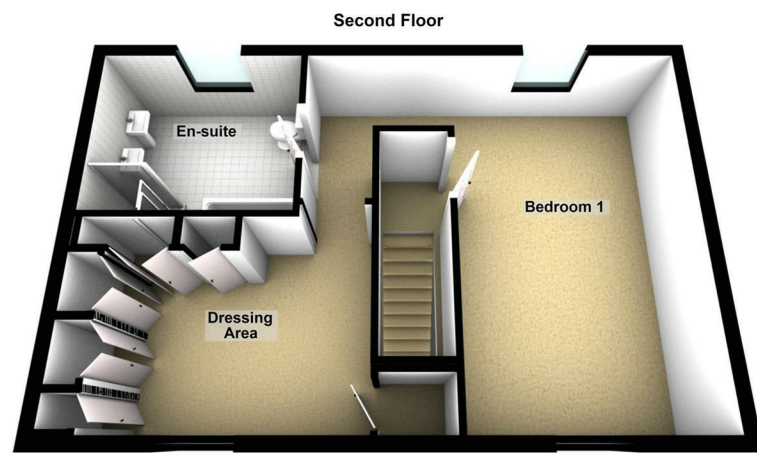


- ENTRANCE HALL
- STUDY
- LIVING ROOM
- DINING ROOM
- CLOAKROOM
- KITCHEN FAMILY ROOM
- UTILITY ROOM



- FIRST FLOOR LANDING
- BEDROOM 2
- ENSUITE
- BEDROOM 3
- BEDROOM 4
- BEDROOM 5
- BATHROOM



- BEDROOM 1
- DRESSING AREA
- ENSUITE
- DOUBLE GARAGE



Woodcock Holmes
 20a Tesla Court, Innovation Way,
 Peterborough PE2 6FL
 01733 303111
 info@woodcockholmes.co.uk



These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Littlecote Grove
 Peterborough, PE4 6BJ
 £475,000



Littlecote Grove Peterborough PE4 6BJ

An exceptional five-bedroom detached family home offering spacious, stylish living across three floors, with a stunning vaulted kitchen, luxurious principal suite, double garage and enclosed garden, ideally positioned beside parkland and within easy reach of schools and City Centre transport links.

- SUBSTANTIAL FIVE-BEDROOM DETACHED FAMILY HOME
- MULTIPLE VERSATILE RECEPTION ROOMS
- EN-SUITE TO MAIN BEDROOM AND BEDROOM TWO
- DRIVEWAY AND DETACHED DOUBLE GARAGE
- LUXURIOUS TOP-FLOOR PRINCIPAL SUITE WITH DRESSING AREA
- SOUGHT-AFTER LOCATION BESIDE PARKLAND AND SCHOOLS
- STUNNING VAULTED KITCHEN FAMILY ROOM WITH SKYLIGHT
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING WITH EPC RATING B

Viewings: By appointment
£475,000

ENTRANCE HALL

Door and uPVC double glazed windows to front, tiled flooring, radiator, stairs to first floor with store cupboard under, access to:

STUDY

7'6" x 7'9"
UPVC double glazed window to front, fitted carpet, radiator.

LIVING ROOM

21'1" x 11'2"
UPVC double glazed French doors and x2 windows to rear, laminate flooring, radiator x2.

DINING ROOM

8'7" x 9'10"
UPVC double glazed window to front, fitted carpet, radiator.

CLOAKROOM

6" x 2'7"
Two piece suite with WC and wash hand basin, radiator.

KITCHEN FAMILY ROOM

15'9" max x 16'8" max
UPVC double glazed window to rear, uPVC double glazed French doors to rear, vaulted ceiling with Velux windows. Fitted kitchen with a matching range of base and eye level units with fitted worktops and built in appliances. Tiled flooring, radiator, space for dining furniture, access to utility room:

UTILITY ROOM

6'2" x 6'7"
Door to side leading to the garden, fitted with a matching range of base level units with fitted worktops, space for appliances.

FIRST FLOOR LANDING

16'7" x 6"
UPVC double glazed window to front, fitted carpet, radiator, stairs to second floor.

BEDROOM 2

10'6" to wardrobe x 11'5"
UPVC double glazed window to rear, fitted carpet, radiator, fitted double wardrobe with sliding doors x2, access to ensuite:

ENSUITE

5'6" x 6'0"
Obscure uPVC double glazed window to rear, fitted three-piece suite with WC, wash hand basin, shower cubicle, radiator, tiled surround.

BEDROOM 3

9'5" x 11'5"
UPVC double glazed window to front, fitted carpet, radiator.

BEDROOM 4

8'11" x 9'11"
UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 5

6'7" x 9'11"
UPVC double glazed window to front, fitted carpet, radiator.

BATHROOM

6'2" x 6'6"
Obscure uPVC double glazed window to side, fitted four piece suite with WC, wash hand basin, bath, shower cubicle, radiator, tiled surround.

BEDROOM 1

19" x 11'6"
Single door access from top of the stairs leading up from the first floor, uPVC double glazed window to front, Velux window to rear, Fitted carpet, the bedroom wraps around to the dressing area.

DRESSING AREA

9'6" x 13"
UPVC double glazed window to front, fitted carpet, store cupboard, range of fitted double and single wardrobes.

ENSUITE

9'2" x 9'4"
Velux window to rear, fitted four piece suite with bath, shower cubicle, WC, pair of single wash hand basins, radiator, tiled surround.

OUTSIDE

Externally, the enclosed rear garden offers a patio seating area and lawn, ideal for family enjoyment and entertaining. There is also rear access to the garage. The detached double garage is equipped with power, lighting, eaves storage, and two up-and-over doors with parking in front.

COUNCIL TAX/TENURE/EPC

Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

SERVICES

Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC

