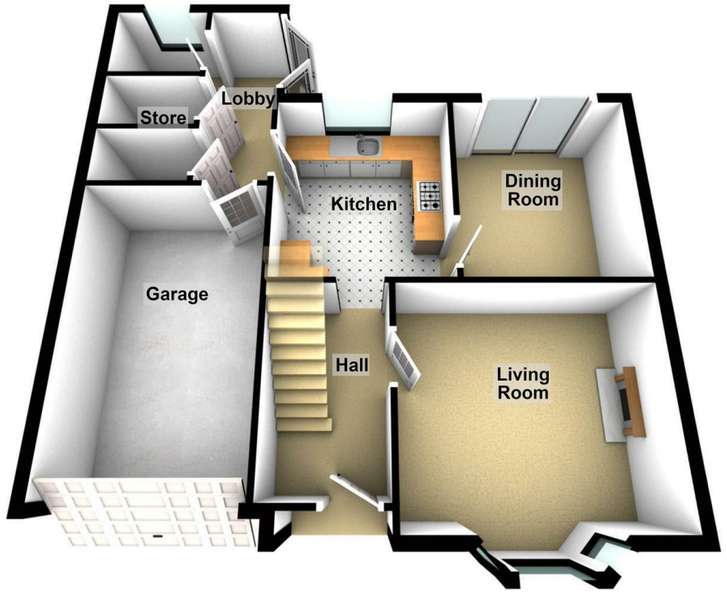
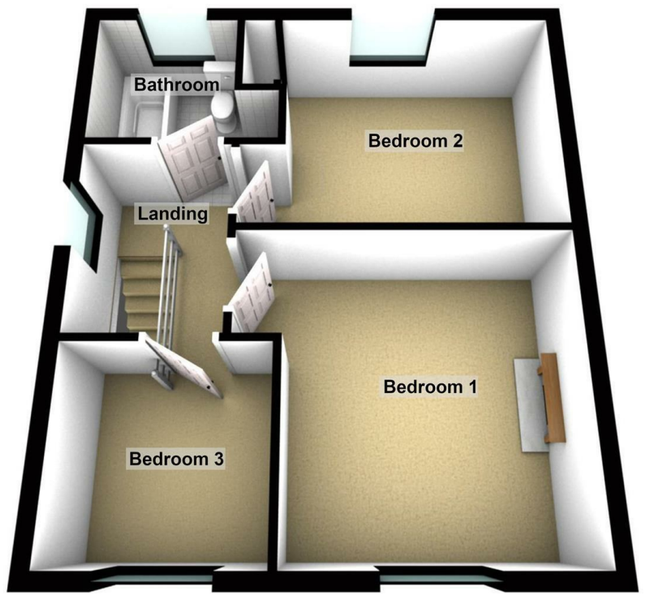
Ground Floor



First Floor



ENTRANCE HALL

LIVING ROOM

KITCHEN

DINING ROOM

LOBBY

STORE SPACE

GARAGE

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

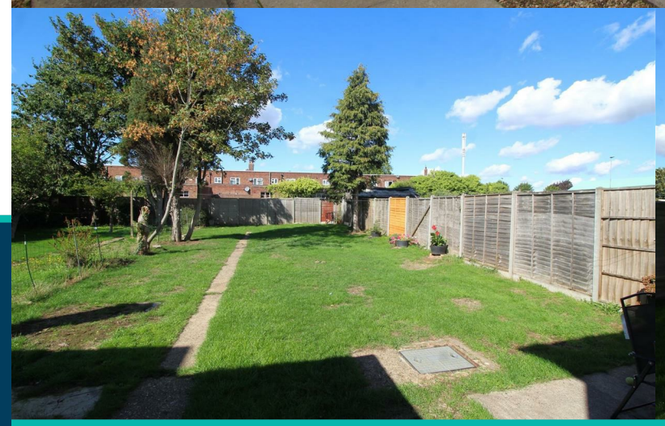
BATHROOM

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 logal title of the property. Buyers not obtain such verification from their solicitors.







Maple Grove

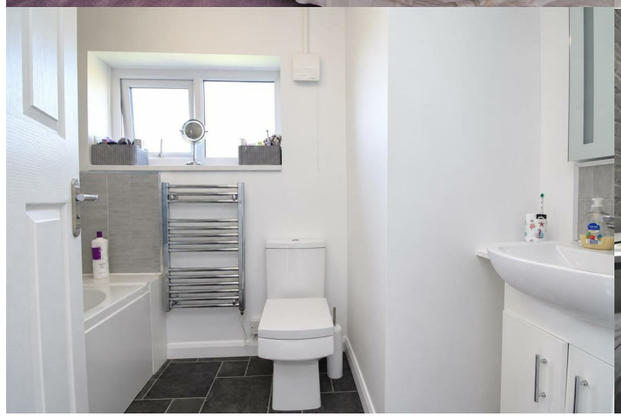
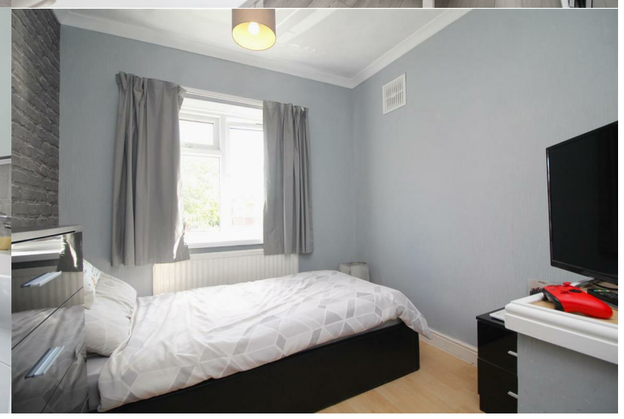
Peterborough, PE1 4PD

£250,000







Maple Grove
Peterborough
PE1 4PD

A spacious three-bedroom semi-detached family home offered with no forward chain, featuring two reception rooms, off-road parking, a single garage and a generous rear garden, ideally located close to local schools, amenities and transport links.

- AVAILABLE WITH NO FORWARD CHAIN
- SINGLE GARAGE AND PARKING
- SPACIOUS REAR GARDEN, NOT OVERLOOKED
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- IDEAL LONG TERM HOME FOR FAMILIES
- EXTERNAL STORAGE AND LOBBY AREA
- MODERN THREE PIECE FITTED BATHROOM
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- WALKING DISTANCE TO LOCAL AMENITIES

Viewings: By appointment
£250,000

ENTRANCE HALL
Composite door to front, laminate flooring, radiator, stairs to first floor with storage under, access to:

LIVING ROOM
11'3" x 13'2"
UPVC double glazed bay window to front, laminate flooring, radiator.

KITCHEN
10'8" x 9'7"
UPVC double glazed window to rear, door to side leading to the lobby and a door to the dining room. Fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiled surround, fitted sink drainer, space for appliances.

DINING ROOM
10'8" x 9'8"
UPVC double glazed patio doors to rear, laminate flooring, radiator.

LOBBY
Access to garage, store space and double uPVC doors to the garden.

STORE SPACE
x2 store spaces and one WC.

GARAGE
Up and over door to front, power and lighting conencted, door to store area.

FIRST FLOOR LANDING
UPVC double glazed window to side, fitted carpet, access to:

BEDROOM 1
12'4" x 11'4"
UPVC double glazed window to front, fitted carpet, radiator.

BEDROOM 2
9'6" x 12'6" max
UPVC double glazed window to rear, laminate flooring, radiator, store cupboard.

BEDROOM 3
7'8" x 7'8"
UPVC double glazed window to front, laminate flooring, radiator.

BATHROOM
5'3" x 5'11"
Obscure uPVC double glazed window to rear, fitted three piece suite with WC, wash hand basin in vanity unit, bath with fitted shower over and shower screen, splashback surround.

OUTSIDE
Driveway to front of the garage and additional space in front of the house. The rear garden is access via the lobby and dining room, mainly laid to lawn with patio area.

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.

