



Lidgate Close, Peterborough Freehold: Guide Price £425,000

Hurford

# Key Features

4 3 B E

- Block-Paved Driveway & Single Garage
- Attractive Front Garden with paving and gravel for low-maintenance appeal
- Spacious Lounge & Dining Area with wooden flooring
- Bright Conservatory with tiled flooring and double doors to the rear garden
- Front-Facing Study/Home Office perfect for home working

Nestled in the highly sought-after area of Botolph Green, this immaculately presented four-bedroom detached family home offers a perfect blend of modern style, generous living space, and an enviable location close to excellent schools, Ferry Meadows Country Park, and Peterborough City Centre. Lidgate Close also benefits with a play area and Botolph park nearby.

From the moment you arrive, the property's attractive kerb appeal is evident, with a block-paved driveway leading to a single garage, complemented by a neat front garden finished with paving and decorative gravel. The garage benefits from a side door providing easy access to the rear garden while a pathway leads around to the property, offering privacy and ease of access.



The welcoming entrance hallway sets the tone for the rest of the home - bright, spacious, and immaculately maintained. From here, doors lead to the large lounge and dining area, offering ample space for family gatherings and entertaining guests. Wooden flooring flows seamlessly throughout, creating warmth and elegance.

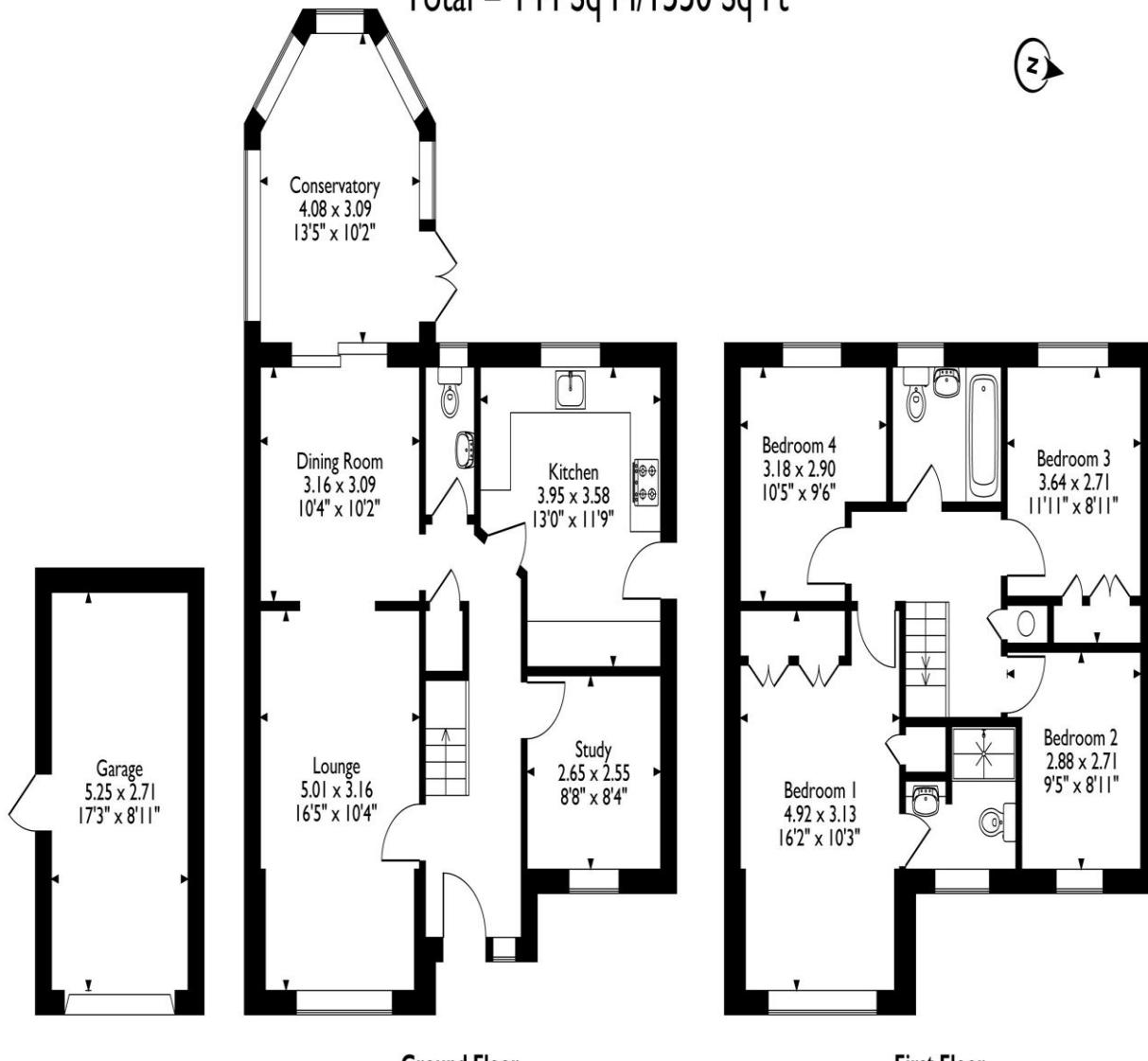
The modern kitchen has been thoughtfully designed with both style and function in mind. Fitted with sleek units, under cupboard lighting, and integrated appliances, including an oven, hob, extractor fan, and full-size fridge and freezer. A well-lit staircase from the hallway leads to the first-floor landing, where you'll find four generously sized bedrooms.

The rear garden is a true highlight of this home - an inviting, enclosed space that's both practical and beautifully landscaped. Paved seating areas provide the perfect setting for outdoor dining and summer entertaining, while the lawn and established shrubs add greenery and privacy. The layout offers an ideal balance between easy maintenance and outdoor enjoyment.

**Viewing Arrangements-** Viewings are highly recommended to fully appreciate all that this



Lidgate Close, Peterborough  
Approximate Gross Internal Area  
Main House = 130 Sq M/1399 Sq Ft  
Garage = 14 Sq M/151 Sq Ft  
Total = 144 Sq M/1550 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

exceptional home has to offer.

# Selling your property?

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