



Hurford

Leinsters Close, Peterborough Freehold: £750,000

Key Features

 5  4  C  F

- No onward chain for a smooth and swift purchase
- Set back position with excellent privacy and attractive outlook
- Five bedrooms with two newly refitted en-suites
- Spacious and versatile layout including study and separate dining room
- Double garage with integral access and block-paved driveway

The property enjoys a wonderful sense of privacy, framed by a manicured lawned front garden with established trees and shrubs, creating a strong first impression and an attractive outlook. A generous driveway provides off-road parking for up to five vehicles and benefits from an EV charging point.

A welcoming porch opens into a spacious entrance hallway, immediately setting the tone for the generous proportions found throughout the home. From here, there is a useful downstairs WC with washbasin, along with additional storage including an under-stairs cupboard.

The ground floor offers excellent versatility, centred around a large dual-aspect living room featuring a cosy wood-burning stove set within a



stone fireplace and patio doors opening onto the rear garden, providing a lovely connection between indoor and outdoor spaces. A separate dining room offers an ideal setting for entertaining, while an additional study provides flexible accommodation, perfect for home working, a snug or playroom.

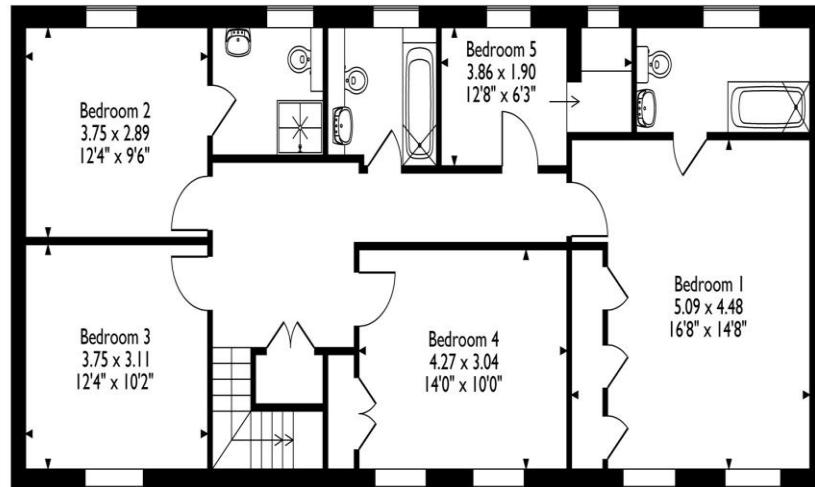
The kitchen/breakfast room is well appointed with ample storage and worktop space, comfortably accommodating a dining table for informal dining. This leads through to a practical utility room with direct access to the kitchen, the rear garden and the integral double garage, adding convenience to everyday life.

To the first floor, a generous landing gives access to four well-proportioned bedrooms plus an additional nursery bedroom or study, making this an ideal long-term family home. Two of the principal bedrooms, positioned at opposite ends of the property, benefit from contemporary refitted en-suite shower rooms, with one also enjoying the added comfort of air conditioning. A modern family bathroom serves the remaining bedrooms. Storage is further enhanced by a large airing cupboard and two substantial loft spaces, one of which is accessed via a retractable loft ladder.

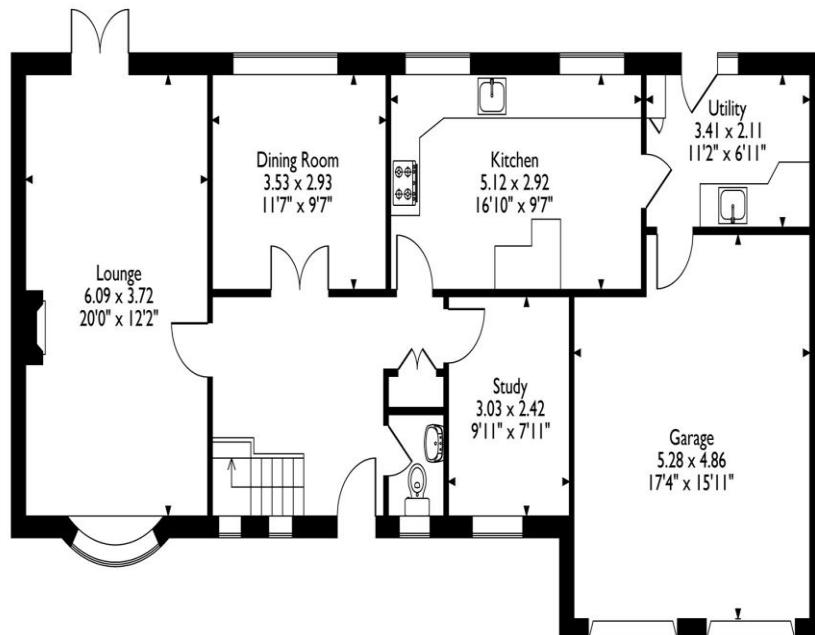
The rear garden is a true highlight of the property, fully enclosed and designed as a



Leinsters Close, Peterborough
Approximate Gross Internal Area
205 Sq M/2207 Sq Ft



First Floor



Ground Floor

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.

peaceful and private retreat. Predominantly laid to lawn, it features curved paved pathways and seating areas, ideal for relaxing or entertaining. A block-paved section with established vegetable beds adds further character and functionality for keen gardeners. (The greenhouse is not included in the sale.)

This is a substantial and beautifully presented family home offering privacy, space and flexibility within a sought-after residential location, further enhanced by the benefit of no onward chain

Selling your property?

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