



HUDSON  
HOMES



## 83 Lea Gardens, Peterborough

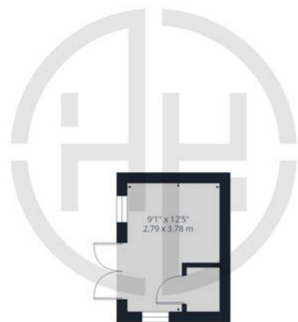
£350,000 Freehold

Generous 5,823 sq ft plot with a well-proportioned 990 sq ft interior, offering impressive outdoor space alongside comfortable and practical living accommodation. • Highly desirable location, just a 10-minute walk to the train station and city centre. • Extended to the rear creating a dining room/conservatory with skylights, plus garage conversion providing a third bedroom, utility room, and WC. • Refitted shower room with walk-in shower, vanity sink unit, fitted cupboards, and a tall storage unit. • Bright front-aspect living room featuring a fireplace and plenty of natural light. • All bedrooms are doubles, with bedroom one and bedroom three benefiting from fitted wardrobes for added storage. • Open-plan integrated kitchen flowing seamlessly through to the conservatory/dining room. • Recently fitted Worcester boiler (approx. £4,500), offering improved efficiency and peace of mind for years to come. • Wood-effect flooring throughout, complemented by made-to-measure shutter blinds to the front windows. • Mature, enclosed private south-facing rear garden with a large patio area and summer house, ideal for relaxing and entertaining. • Carriage driveway providing off-road parking for up to four vehicles.



**Approximate total area<sup>(1)</sup>**

1269 ft<sup>2</sup>  
117.9 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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