



Linus Grove, Peterborough
Guide Price £230,000 Freehold

**Sharman
Quinney**

Key Features



- Immaculately presented throughout
- Landscaped rear garden
- Detached garden room currently used as a nail salon
- Ideal home office or business space
- Off-road parking

The property has been maintained to an exceptional standard by the current owners and boasts a modern kitchen, spacious lounge, and a bright dining area with access to the rear garden. Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom, along with a contemporary family bathroom.

Externally, the property benefits from a beautifully landscaped rear garden, providing the perfect space for relaxation and entertaining. A standout feature is the impressive garden room, currently utilised as a successful nail salon, offering fantastic flexibility for those seeking a home business space, beauty room, office, gym, or hobby room. Further benefits include off-road parking, gas central heating, double glazing, and convenient access to local amenities, schools, transport links,



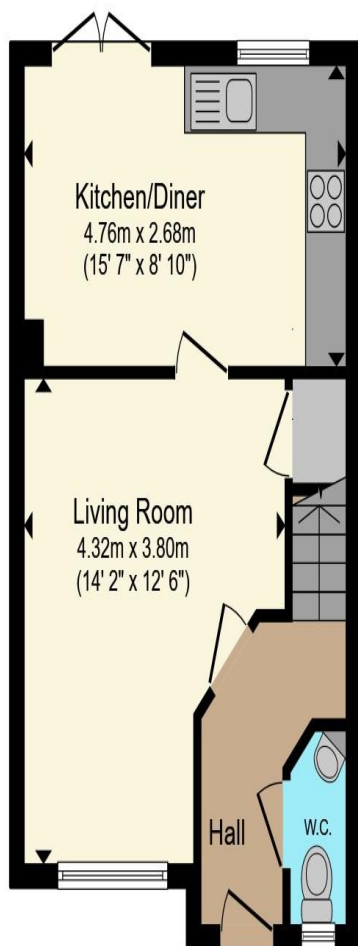
and green spaces.

This exceptional home is ready to move straight into and must be viewed to fully appreciate the quality of accommodation on offer.

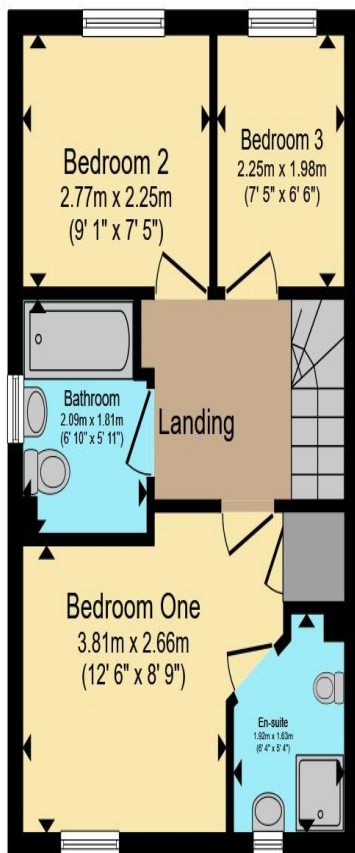
Viewing highly recommended.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

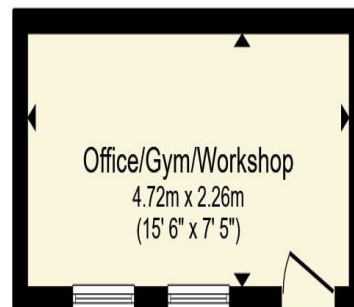




Ground Floor



First Floor



Outbuilding

Total floor area 79.5 m² (856 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

To view this property call Sharman Quinney on:
01733 896222

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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