



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT  
IN STAMFORD

nest  
ESTATES

Normangate, Ailsworth

Peterborough, PE5 7BF

£525,000



## SUMMARY

- No Onward Chain
- Four Bedroom Detached Family Home
- Downstairs WC, Family Bathroom & Two En Suites
- Lounge, Dining Room & Sun Room
- Kitchen Dining Room & Utility
- Garage & Off Road Parking
- Enclosed Rear Garden
- Sought After Location





\*\*\* NO ONWARD CHAIN \*\*\*

Nest Estates are pleased to offer to the market, this four bedroom detached family home set in the very sought after village of Ailsworth. The property comprises; Entrance Hall, Kitchen Dining Room, Sun Room, Lounge, Utility Room, Downstairs WC, Family Bathroom, Two En Suites, Garage, Off Road Parking and Enclosed Rear Garden.

Idyllic Village Living in Ailsworth, Peterborough  
Ailsworth is a charming and peaceful village located just a few miles from the bustling city of Peterborough, making it an ideal location for those seeking a serene countryside lifestyle with excellent access to urban amenities.

Set amidst beautiful rural surroundings, the village offers a perfect balance of quiet village life and proximity to key transport links, including the A1(M) and Peterborough Railway Station. This quaint village features a mix of characterful period properties, traditional stone cottages, and modern family homes, catering to a variety of buyers. Its strong sense of community, combined with the village's scenic setting, makes Ailsworth a highly sought-after place to live.

For nature lovers, the surrounding countryside provides an abundance of walking and cycling opportunities, while the village itself is well connected to nearby parks, shops, and schools. Ailsworth offers the tranquility of rural life while still being within easy reach of Peterborough's shopping, dining, and leisure options, as well as great transport links to London and beyond. With its rich village atmosphere, picturesque views, and excellent local amenities, Ailsworth offers the ideal location for those seeking the best of both worlds—peaceful living with the convenience of a nearby city.













Tenure: Freehold

EPC Rating: TBC

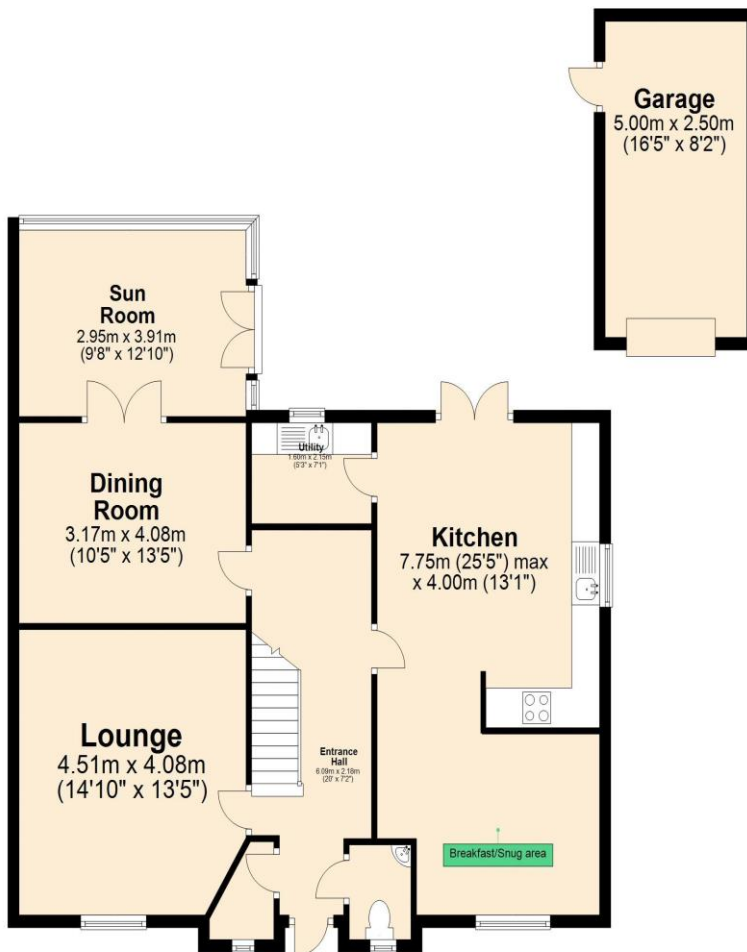
Council Tax Band: F

Local Authority: Peterborough Council

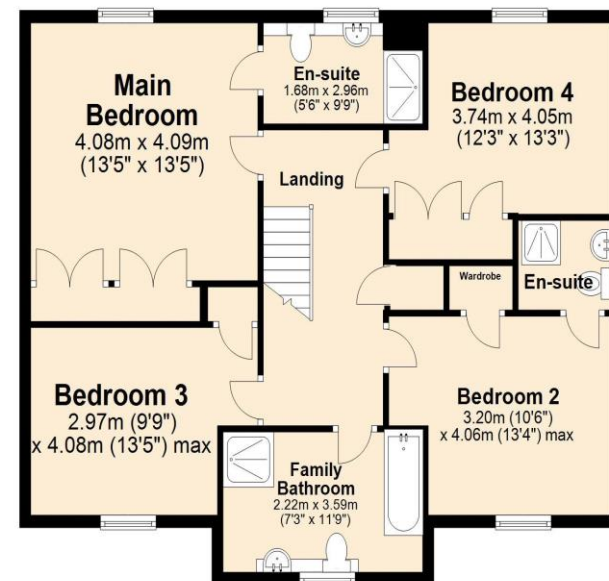
## DISCLAIMER

Money Laundering Regulation: People who intend to purchase will be asked to show us documents to prove their identity. This will allow us to agree the sale and move forward with your purchase as quickly as possible. 2. We do our best to make sure our sales particulars are as accurate and reliable as we can. However, they are a general guide to the property and if something is particularly important to you, we will be happy to check information for you. As regards measurements, the approximate room sizes are intended as a general guide. You must verify dimensions of rooms yourself before ordering any carpets or furniture. 3. As regards services, we have not tested the services or any equipment including appliances in this property. We advise prospective buyers to carry out their own survey, service report before making their final offer to purchase. 4. This sales information has been issued in good faith. However, it does not constitute representation of fact or form part of any offer or contract. The information referred to in these particulars should be independently verified by any prospective buyer or tenant. Neither Nest Estates nor any of its employees has the authority to make or give any representation or warranty whatever in relation to this property.

**Ground Floor**  
Approx. 106.6 sq. metres (1147.2 sq. feet)



**First Floor**  
Approx. 85.0 sq. metres (914.8 sq. feet)



Total area: approx. 191.6 sq. metres (2062.0 sq. feet)