



**Laurel Drive, Thorney, Peterborough
Cambridgeshire PE6 0QT**

Price £340,000 Freehold

Morriss and Mennie Estate Agents are proud to present this EXTENDED LINK DETACHED BUNGALOW, ideally positioned in a popular residential location within the sought after village of Thorney. The property is just under 1500 square foot.

Internally, the porch has been extended to the side, with doors leading to the three generously sized bedrooms. The primary bedroom being larger than average, has room to add an en-suite shower room and W.C if needed. Then continuing through the home to the EXTENDED OPEN PLAN KITCHEN/DINER with its French doors opening out to the private and enclosed rear garden. An internal door from the kitchen/diner leads through to the formal lounge, with the three piece bathroom suite completing the living accommodation.

Externally the property has a laid to lawn area and benefits from having side gated access. The current gravelled driveway offers off-road parking for four cars and leads to the OVERSIZED SINGLE GARAGE with its electric remote control door; with an internal UPVC double glazed door opening up to the unfinished extension. To complete the extension, electrics and plastering are all required, but this has been left for the future buyer to decide on the use of the room. The extension has a skylight window in the ceiling and new French doors to the rear, with an internal UPVC window through to the kitchen/diner. Furthermore, the kitchen/diner could be opened up to create an open plan kitchen/diner/family room if needed.

The property is within walking distance to Thorney Park and Saint Mary and Saint Botolph Church. Thorney has a selection of Independent Shops, a Post Office, Primary School and nearby Children's Nurseries. The property is also within close proximity to Arthur Mellows College and has been awarded the rating as Outstanding.

Peterborough is approximately a 9 mile drive and has a wealth of city amenities, including direct trains to London Kings Cross.

8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

www.morrissandmennie.com

Energy Efficiency Rating	
Current	Potential
	85
71	

Very energy efficient - lower running costs
Very energy efficient - lower running costs
Energy efficient - lower running costs
Average energy efficiency - lower running costs
Not energy efficient - higher running costs
Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions
Very environmentally friendly - lower CO₂ emissions
Environmentally friendly - lower CO₂ emissions
Average environmental impact - lower CO₂ emissions
Not environmentally friendly - higher CO₂ emissions
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

Through the composite obscured double glazed side door, into the:-

PORCH :
Having radiators, power point, inset spotlights.

LOUNGE :
16'6" x 10'7" (5.03m x 3.23m)



UPVC double glazed window to the rear, radiator, power points, TV point, telephone points in two separate corners, skimmed and coved ceiling.

KITCHEN/DINER :
27'0" x 9'7" (8.23m x 2.92m)



UPVC double glazed French doors opening out to the rear garden, base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated fridge, integrated dishwasher, tiled splash-back's, tiled floor, radiator, power points, TV points, skimmed and coved ceiling with inset spotlights, UPVC double glazed window looking onto the extension.

PRIMARY BEDROOM :
17'5" x 12'0" (5.31m x 3.66m)



UPVC double glazed window to the front, radiator, power points, aerial point and freestanding wardrobes.

BEDROOM TWO :
14'1" x 11'0" (4.29m x 3.35m)



UPVC double glazed window to the side, radiator, power points, TV point, skimmed and coved ceiling.

BEDROOM THREE :
10'3" x 9'0" (3.12m x 2.74m)

UPVC double glazed window to the front, radiator, power points, TV point, fuse box, skimmed and coved ceiling.

FAMILY BATHROOM :



UPVC obscured double glazed window to the side, having a bath

with taps and a built-in mixer shower over, W.C with a push button flush, pedestal washbasin with taps over, fully tiled walls, tiled floor and wall mounted heated towel rail.

EXTENSION :
12'7" x 11'6" (3.84m x 3.51m)

AGENTS NOTE : THIS EXTENSION HAS NOT BEEN FULLY COMPLETED, AND STILL REQUIRES PLASTERING, ELECTRICS AND HEATING INSTALLING.

Having UPVC double glazed French doors to the rear garden, a skylight window in the ceiling and a UPVC double glazed window to the side through to the kitchen/diner.

The extension has multiple options to suite your needs, with the space having the potential to be used as a study, a utility room, a games room, an office or home gym.

EXTERIOR :



To the outside the property has a laid to lawn area and gravelled off-road parking for four vehicles. The parking has the potential to be extended to create off-road parking for a further 3-4 vehicles, if needed.

The rear garden is enclosed by panel fencing and is laid to lawn, with a patio seating area and outside lights.

SINGLE GARAGE :
18'0" x 12'0" (5.49m x 3.66m)

Having an electric garage door, power and lighting connected and a UPVC obscured double glazed door through to the extension

ADDITIONAL INFORMATION :

The property was extended in 2007, with a new roof, along with being rewired. The front door and windows to the front and side are all brand-new, with the rest having been replaced in 2007. Furthermore, the property benefits from having a recently refitted new boiler.

SERVICES :

Council Tax Band - B (subject to change)
Energy Efficiency Rating - C
Gas Central Heating
Mains Water

Viewing Arrangements Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys. Open 6 days			
Spalding Office		Holbeach Office	
Mon-Fri	8.30am to 6pm	Mon-Fri	9am to 5.30pm
Saturday	9am to 4pm	Saturday	9am to 2pm
Sunday	Closed	Sunday	Closed
Offer Procedure Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred. In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.			
Mortgage Advice If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage. We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances. Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.			
Legal Fees Ask for a quotation from our Conveyancing Department. Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.			

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale.
These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.

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T. 01476 569090
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