



Upton Close, Longthorpe Peterborough  
**£700,000** **Freehold**

**Sharman  
Quinney**



# Key Features



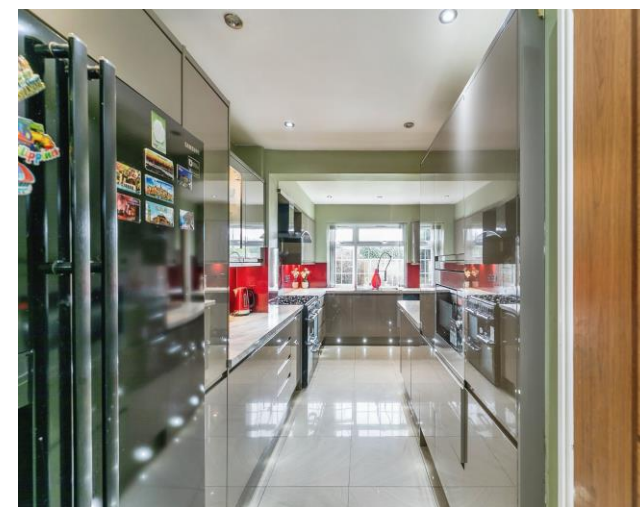
- Extended Detached Family Home.
- Four Reception Rooms.
- Substantial Plot.
- Sought After Location.
- Five bedrooms.

Although a modern home , the historic part of Longthorpe has its origins in a Roman settlement. The area is a blend of period and modern homes entwined together over many years to become the much desired area it is today.

The property it's self has been extended by the present owner to offer light and airy generous accommodation that a growing family would enjoy being brought up in.

To further compliment this substantial home it offers easy access to local schools, Ferry Meadows Country Park, the city centre and railway station, as well as being within easy reach of Peterborough Hospital.

Set on a large plot that reflects the accommodation on offer, we would urge any buyer looking for this calibre of property, to contact us to arrange an early viewing.





### Entrance Hall

Enjoying a dual entrance the reception has ceramic tiled flooring staircase to the first floor, storage cupboard and doors to the following rooms:

### Cloakroom

Two piece suite with wash hand basin, and low level WC, fully tiled walls and flooring, UPVC double glazed window and extractor fan.

Main Lounge. 22 X 13'1 extending to 15'6"  
UPVC double glazed window to front, glazed patio doors to family room/dining room, twin radiators, and recess lighting.

Sitting Room. 13'4" max X 12'9"  
UPVC double glazed patio doors to the rear garden, and radiator.

Family/Dining Room. 12'4" X 8  
UPVC double glazed window to rear and side, laminate flooring, radiator, glazed patio doors to main lounge.

Study/Office. 20' X 7'9"  
UPVC double glazed window to front, part glazed UPVC door to side offering separate access from the main residence. Twin radiators.

Kitchen. L-Shaped. 21'6 X 10'9  
Extensively fitted kitchen comprising of one and a



half bowl, mixer taps over, UPVC double glazed window to rear, full range of fitted base and drawer units, pull out larder storage units, fitted worktops, integrated dishwasher, recess housing for a large fridge freezer, recess for a seven gas burner cooking range with double ovens, extractor hood over, matching wall cupboards, external wall cupboards, recess lighting, double radiator, and door to Family/Dining Room

#### Bathroom

Three piece suite with panelled bath with shower with body jets, vanity wash hand basin, low level WC, wet wall panelling, plumbing for a washing machine, and door to partially converted garage/storage area.

#### First Floor and Landing

Loft access and door to bedrooms and inner landing. Walk-in airing cupboard with hot water tank and combination gas boiler.

#### Master Bedroom. 21 X 13'3"

Twin UPVC double glazed windows to front and rear, range of mirror fronted doors to fitted wardrobes, twin double wall storage cupboards over bed recess, twin radiators, and inner lobby

To view this property call Sharman Quinney on:  
**01733 897896**



# Selling your property?

Contact us to arrange a **FREE** home valuation.

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