



Stowe Road, Langtoft, Peterborough
£950,000 **Freehold**

**Sharman
Quinney**

Key Features



- Unlisted Period Detached Home
- Five Bedrooms
- Inglenook Fireplace
- Leaded Stone Mullion Windows
- Converted Double Garage

Accommodation Includes

Period solid wooden door to:

Entrance Hall

11.29m (37') in length, with LTV flooring throughout, Mullion windows to the front, two radiators, stairs to first floor and landing, doors leading to:

Cloakroom

Comprising wc, pedestal wash hand basin, radiator and LTV flooring consistent with the hallway.

Sitting Room

5.22m x 5.72m (17'1" x 18'9"). Inglenook fireplace to one wall, with exposed beams, stone mullion windows to front, side and rear aspects, two radiators.

Kitchen Breakfast Room

3.79m x 8.35m (12'5" x 27'4"). Fitted with a range of base and eye level units with granite worksurfaces Belfast style sink with mixer tap, integral dishwasher, Rangemaster cooker, with leaded mullion windows to the rear aspect and facing into the Conservatory, radiator, cast iron spiral staircase leading to bedroom one. Bi-fold bespoke wooden doors leading to the Conservatory. Entrance way to:



Conservatory

4.62m x 8.25m (15'2" x 27'). Doors to side aspects, sliding doors opening to rear garden. The Conservatory is fitted with underfloor heating throughout its large structure.

Dining Room

3.65m x 5.65m (11'11" x 18'6"). Leaded mullion window to rear, door to rear, recessed display arch, stone fireplace with hearth with 6.5KWH multi fuel burner.

Utility

3.21m x 1.69m (10'6" x 5'6"). Fitted with a range of base and eye level units with worktop over, one and a half bowl sink and drainer unit, boiler, plumbing for washing machine door to rear, door to:

Cinema Room

4.73m x 5.82m (15'6" x 19'1"). Originally the garage now converted to a cinema room/hobby room. Fully insulated above with 300mm insulation fibre. The floor is also insulated, built as a floating floor on top of the concrete base with an insulation layer within it. The current cinema wall is a stud plywood wall that has a Celotex layer within and could be removed and converted back to a garage if required.

Study

2.29m x 0.93m (7'6" x 3'1"). Leaded mullion window to front, radiator.

Stairs to first floor and landing

Leaded mullion picture window to the rear, airing cupboard, loft access, radiator.

Bedroom One

5.46m x 3.77m (17'11" x 12'4"). Leaded mullion windows to front and rear aspects, two built in wardrobes, radiator, spiral staircase leading to kitchen, door to:

Jack and Jill Bathroom

3.69m x 1.67m (12'1" x 5'5"). Comprising panel bath, fittings to install an electric shower, pedestal wash hand basin, wc, leaded mullion window to rear, door to:





Ground Floor



First Floor

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.focalagent.com

Bedroom Two
4.50m x 3.71m (14'9" x 12'2"). Leaded mullion windows to front and rear aspect, radiator.

Bedroom Three
3.93m x 3.56m (12'10" x 11'8"). Leaded mullion window to rear aspect, radiator.

Bedroom Four
4.04m x 2.19m (13'3" x 7'2"). Leaded mullion window to front aspect, radiator.

Bedroom Five
2.70m x 2.13m (8'10" x 7'). Leaded mullion window to rear aspect, radiator.

Family Bathroom
Three piece suite comprising panel bath, shower cubicle with rain shower (fitted with high powered separate electric pump), WC adjoining in separate room, pedestal wash hand basin, leaded mullion window to front aspect, radiator.

Outside
The property is accessed via double timber gates leading to a gravelled driveway providing ample parking space for numerous vehicles. The front of the garage approx 1.5m wide is retained as storage space before the stud wall, The front is enclosed by fencing and hedging with side gate access to the rear secluded south facing rear garden which is laid to lawn with patio seating area and enclosed by a combination of fencing and hedging. 18ftx10ft greenhouse with electric sockets and separate fuseboard in the front garden (approx 2017). Shed to the side of the house for bike and garden tool storage + wood pile.

Agents Notes
Solar Panel 8KW/H System installed in November 2024 with 16.5KW/H battery and inverter.
Total Floor Area 2443 sq ft.

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