

Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specs are not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

| England & Wales | |
|-----------------|--|
| Energy Rating | Energy Efficiency - lower rating costs |
| A | 92-100 |
| B | 81-91 |
| C | 69-80 |
| D | 55-68 |
| E | 39-54 |
| F | 21-38 |
| G | 1-20 |

Energy Efficiency Graph



Area Map



Floor Plan

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

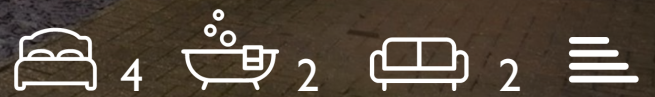
Viewing



Kingsline Close

Thorney, Peterborough, PE6 0DR

Offers In Excess Of £375,000 - Freehold , Tax Band - E



Kingsline Close

Thorney, Peterborough, PE6 0DR

City and County are delighted to present for sale this superbly presented and much improved Link Detached family home. Located on a small modern residential development on the outskirts of the popular and historic Cambridgeshire village of Thorney. Conveniently located within walking distance of the local shops services and amenities. Nicely presented accommodation comprising a spacious entrance hall, two piece suite doakroom, living room, separate dining room, leading to an Edwardian style conservatory through to the spacious kitchen/breakfast room. First floor and landing lead to three double bedrooms, and a family bathroom. The second floor and landing lead to the master bedroom plus a modern en-suite shower room. Outside to the front is a driveway providing off road parking for two vehicles leading to the single garage. To the rear is a generous sized enclosed rear garden, and patio area offering a good degree of privacy. Early viewing is advised to avoid disappointment

Entrance Hall

15'0" x 6'7"
Laminate flooring, stairs to the first floor. Doors to:

Living Room

13'1" x 13'0"
uPVC double glazed window to the front. Living flame effect gas fire set in ornate surround and radiator

Cloakroom

5'1" x 2'9"
Fitted with a two piece suite comprising, wash hand basin and dose coupled W.C. Tiled splashbacks and radiator

Dining Room

11'0" x 13'0"
Radiator. Double doors to:

Conservatory

11'2" x 9'6"
uPVC double glazed construction with uPVC double glazed windows, vent windows, double glazed polycarbonate roof and power and lights connected. Two uPVC double glazed windows and uPVC double glazed double doors to the side. uPVC double glazed window to the rear. Electric radiator. Open plan to:

Kitchen/Breakfast Room

17'1" x 10'0"
uPVC double glazed window to the rear. Fitted with a matching range of base and eye level units with worktop space over, one and a half bowl stainless steel sink. Plumbing for a washing machine and a space for a fridge/freezer. Fitted electric oven, built-in four ring gas hob with extractor hood over. Radiator and ceramic tiled flooring

First Floor Landing

19'4" x 6'7"
uPVC double glazed window to the front. Radiator, stairs to the second floor and a double door to a storage cupboard. Doors to:

Bedroom Two

9'6" x 13'0"
uPVC double glazed double doors to the rear. Radiator and fitted carpet

Bedroom Three

8'9" x 13'0"
uPVC double glazed window to the front. Radiator, fitted carpet and a door to a storage cupboard



Bedroom Four

11'4" x 9'7"
uPVC double glazed window to the rear. Radiator, fitted carpet and access to the loft area

Bathroom

5'9" x 13'0"
Fitted with a three piece suite comprising bath with hand shower attachment over, matching telephone style taps and folding glass screen, pedestal wash hand basin and WC. Tiled splashbacks, extractor fan, radiator and laminate flooring

Second Floor Landing

8'7" x 6'7"
Velux window to the front. Fitted carpet. Door to:

Master Bedroom

12'7" x 13'0"
Two velux windows to the rear. Built-in wardrobe(s), radiator and fitted carpet. Door to:

En-suite Shower Room

uPVC double glazed window to the rear. Fitted with a three piece suite comprising tiled shower enclosure with fitted shower, pedestal wash hand basin with tiled splashbacks and close coupled WC. Radiator and laminate flooring

Garage

Up and over door

Outside

Enclosed by timber panelled fence to the rear with a patio and lawn area

EPC: Awaiting

Tenure

Freehold

DRAFT DETAILS AWAITING VENDORS APPROVAL

