



Lordship End, French Drove  
Thorney, Peterborough, PE6 0PP

£290,000 - Freehold , Tax Band - C



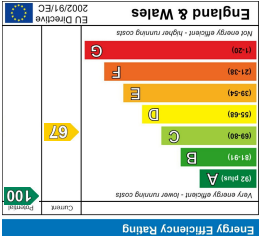
Floor Plan



Viewing

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.

Energy Efficiency Graph



Disclaimer 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 specific fittings have 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, 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 IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



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Nestled in the tranquil setting of French Drove, Thorney, Peterborough, this individually built detached bungalow, constructed in 2003, presents a unique opportunity for those seeking a peaceful retreat. Offered with no forward chain, this property is perfect for families or individuals looking for a spacious and comfortable home.

Set on a generous plot, the bungalow boasts wrap-around gardens adorned with mature trees, providing a serene backdrop and a sense of privacy. To the rear, you will find a picturesque field, enhancing the rural charm of the property. Additionally, there is access to adjacent land, which offers potential for a second dwelling STP through separate negotiation.

The property features a five-bar gated entrance leading to an enclosed driveway, offering ample parking for six to eight vehicles, along with a storage container for added convenience. Inside, the accommodation is thoughtfully designed, comprising a T-shaped entrance hall that leads to three well-proportioned bedrooms, two of which benefit from en-suite facilities, alongside a family bathroom. At the heart of the bungalow lies a spacious country-style fitted kitchen-Diner, perfect for culinary enthusiasts and family gatherings. Double doors open into a welcoming living room, creating a seamless flow between spaces. The property also includes a separate utility room and an additional W/C, enhancing practicality for everyday living. With oil-fired central heating and a septic tank, this bungalow combines comfort with functionality. This delightful home is ideal for those seeking a blend of rural living and modern convenience, making it a must-see for prospective buyers. Probate has been granted.

Entrance Porch  
1.33 x 1.23 (4'4" x 4'0")

Entrance Hall  
1.71 x 2.94 (5'7" x 9'7")

Kitchen Diner  
2.84 x 8.50 (9'3" x 27'10")

Utility Room  
1.21 x 3.66 (3'11" x 12'0")

WC  
1.19 x 1.15 (3'10" x 3'9")

Living Room  
4.10 x 3.11 (13'5" x 10'2")

Master Bedroom  
4.04 x 3.03 (13'3" x 9'11")

En-Suite To Master Bedroom  
1.75 x 2.19 (5'8" x 7'2")

Bedroom Two  
3.07 x 4.02 (10'0" x 13'2")

En-Suite To Bedroom Two  
1.73 x 1.72 (5'8" x 5'7")

Hallway  
1.14 x 2.40 (3'8" x 7'10")

Bedroom Three  
3.60 x 2.72 (11'9" x 8'11")

Bathroom  
2.40 x 2.42 (7'10" x 7'11")

EPC - D  
67/100



**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**

Construction: Standard  
Accessibility / Adaptations: Lateral Living, Level Access, Wheelchair Accessible  
Building safety: No  
Known planning considerations: None  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No  
Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions: No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property NOT allowed: No  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: Yes - Shared Drive Access Only  
Registered easements: No  
Shared driveway: Yes  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Driveway Private  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Septic Tank  
Heating: Oil  
Internet connection: TBC  
Internet Speed: up to 1Mbps  
Mobile Coverage: TBC

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

