



64 Thorpe Park Road, Longthorpe, Peterborough, PE3 6LJ

 **NEWTON FALLOWELL**

3 2 4

Key Features

- Spacious Detached Family Home
- GENEROUS PLOT
- THREE BEDROOMS
- FOUR RECEPTION SPACES
- Living Dining Kitchen & Utility Room
- Upstairs Bathroom & Downstairs Shower Room
- Garage & Driveway Parking
- EPC Rating D
- Freehold

OIEO £535,000





A deceptively spacious detached family home positioned on a highly desirable road in Peterborough, boasting a GENEROUS PLOT and offering flexible accommodation including FOUR RECEPTION SPACES and upstairs/downstairs bath/shower facility. The well presented accommodation comprises of an entrance porch leading into entrance hall, downstairs shower room, spacious lounge, open plan living dining kitchen, utility room, dining room and conservatory, with THREE BEDROOMS located upstairs alongside a four-piece family bathroom. Outside there is driveway parking for multiple vehicles leading to the garage, with a generous rear garden boasting lawn, patio seating, further sheltered seating area and summer house.

Upon entering the home the entrance porch leads into the entrance hall, where stairs rise to the first floor landing and doors lead to the spacious lounge and downstairs shower room, with the latter hosting a contemporary three-piece suite. To the rear, the living dining kitchen is the social hub of the home, hosting living and dining space, logburner and a modern fitted kitchen boasting an array of cupboard storage and work surface area, as well as integrated and freestanding appliance space and access to the utility room. There are also doors leading to two further reception spaces in the form of the conservatory, which overlooks the rear garden, and the dining room, hosting the potential to be utilised as a downstairs bedroom or further living space. Upstairs the first floor landing separates three bedrooms, all of which benefit from useful built-in storage, as well as the family bathroom, boasting a four-piece suite to include both bath and shower cubicle.



Outside to the front of the home, the driveway provides parking for multiple vehicles and leads to the garage. To the rear, the extensive garden benefits from a vast lawn, patio seating, further sheltered seating area, summer house and privacy to the rear.

Entrance Porch



Entrance Hall

Shower Room 6'6" x 4'6" (2m x 1.4m)

Lounge 12'6" x 16'0" (3.8m x 4.9m)

Family Room 14'6" x 12'0" (4.4m x 3.7m)

Kitchen Diner 21'6" x 15'6" (6.6m x 4.7m)



Utility Room 8'5" x 12'0" (2.1m x 2.6m)

Conservatory 9'6" x 11'0" (2.9m x 3.3m)

Study/Dining Room 7'6" x 13'6" (2.3m x 4.1m)

Landing

Bedroom One 9'6" x 14'0" (2.9m x 4.3m)



Bedroom Two 12'0" x 12'0" (3.7m x 3.7m)

Bedroom Three 9'0" x 10'6" (2.7m x 3.2m)

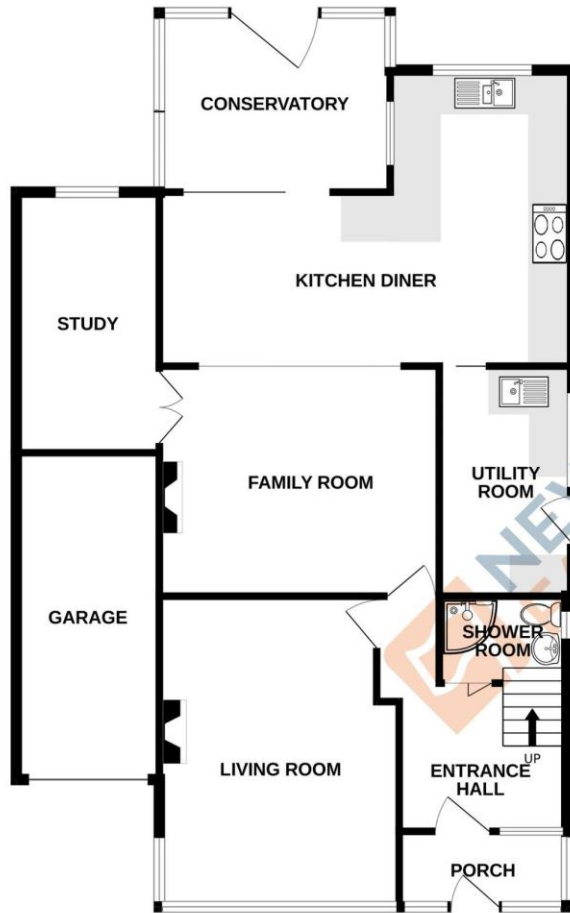
Family Bathroom 9'0" x 9'0" (2.7m x 2.7m)

Garage 7'6" x 17'0" (2.3m x 5.2m)





GROUND FLOOR
1187 sq.ft. (110.3 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: E

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

TOTAL FLOOR AREA: 1733 sq.ft. (161.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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