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SALES & LETTINGS

76 Central Avenue,  
Dogsthorpe, Peterborough,  
PE1 4LH

Tel 01733 921700  
info@fitzjohnstateagents.com  
www.fitzjohnstateagents.com



## 6 Upton Close Longthorpe Peterborough PE3 9NW

Offers in excess of £450,000



This spacious and versatile executive four-bedroom detached home is offered with no forward chain and is set within the ever-popular residential area of Longthorpe, with generous living accommodation, a large plot, and exciting potential for modernisation, this is a rare opportunity to create a dream home in a sought-after location.





The ground floor features a wide entrance hall, a bright and airy 25ft open-plan lounge/dining room, a good-sized kitchen, and a separate utility room. A ground-floor double bedroom with fitted wardrobe offers flexibility for guests or multi-generational living, while a WC adds everyday convenience.

Upstairs, the property offers three further bedrooms, including a master bedroom with en-suite, a family bathroom, and a small office, ideal for home working. The first floor offers excellent scope for reconfiguration, with the potential to add a fifth bedroom if required. The home also benefits from a fully boarded loft, providing excellent, easily accessible storage space.

The property has UPVC double glazing throughout and retains its original warm air heating system. While it would benefit from some updating, the home has been well cared for and provides a solid foundation for modernisation.

Outside, the home features a generous frontage with a driveway for multiple vehicles and a single garage with a personnel door to the rear. The enclosed rear garden is private and established, with mature trees offering excellent screening and a peaceful setting.

Located on a quiet cul-de-sac in Longthorpe, this home is ideally placed for easy access to local shops, green spaces, and major transport routes. Nene Park, Ferry Meadows, and Thorpe Wood are all close by, providing fantastic outdoor leisure options. Peterborough city centre and mainline station (with direct trains to London in under 50 minutes) are just a short drive away.

Families will appreciate the access to several highly rated schools. Longthorpe Primary School and Jack Hunt Secondary School are both Ofsted 'Good', while The Peterborough School, a well-regarded independent school, is also nearby.

This is a substantial, well-located property offering great space, flexible living, and plenty of potential to enhance or extend (STPP). Viewings are highly recommended.

Entrance Hall

Parquet flooring, under stair storage cupboard, wooden doors leading to ground floor accommodation.

WC - 5'0 x 4'7

Vinyl flooring, frosted uPVC double glazed window, standard WC, pedestal mounted wash hand basin, tiled splash backs.

Lounge - 15'2 x 14'6

Parquet flooring, uPVC double glazed window facing the front.

Dining Room - 8'11 x 11'0

Parquet flooring, uPVC double glazed sliding door leading to conservatory.

Conservatory - 12'8 x 12'5

Kitchen - 9'0 x 14'5

Vinyl flooring, uPVC double glazed window to the rear, fitted wall and base units, one and a half bowl sink with drainer and mixer tap. Integrated electric oven with four ring gas hob and extractor over. Space for fridge/freezer and dishwasher.

Utility - 10'8 x 8'4

Carpeted flooring, uPVC double glazed window facing the side, uPVC double glazed door leading to garden.

Reception Room / Bedroom Two - 11'0 x 12'0

Carpeted flooring, uPVC double glazed window facing the front, storage cupboard.

Landing -

Carpeted flooring, uPVC double glazed window to the rear, wooden doors to first floor accommodation.

Bedroom One - 16'4 x 12'3

Carpeted flooring, uPVC double glazed window facing the front, storage cupboard & sliding door wardrobes.

En Suite - 4'10 x 12'3

Vinyl flooring, frosted uPVC double glazed window facing the rear, concealed cistern WC, pedestal mounted wash hand basin, corner panelled bath, tiled walls, extractor fan.

Bedroom Four 12'11 x 7'7

Carpeted flooring, uPVC double glazed window facing the front, storage cupboard & loft access.

Bedroom Three - 12'11 x 9'0

Carpeted flooring, uPVC double glazed window facing the front, sliding door wardrobes.

Bathroom - 10'11 x 5'6

Vinyl flooring, frosted uPVC double glazed windows to the rear and side, standard WC, top mounted wash hand basin with vanity unit, panelled bath with electric shower over, tiled walls.

Garage -

Single garage with up and over door, power and lighting, personnel door to the rear.

Front -

Driveway adequate for multiple vehicles and a large lawn area.

Garden -

Enclosed by timber lap fencing with privacy given from mature trees the garden is mainly laid to lawn with feature borders and a decked area.

Area Map



Floor Plans



Energy Efficiency Graph

