



FITZJOHN
SALES & LETTINGS

76 Central Avenue,
Dogsthorpe, Peterborough,
PE1 4LH

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



9 The Leys Peterborough PE3 6LE

Asking price £300,000



Set within a quiet cul-de-sac in the highly desirable area of Longthorpe, this well-presented three-bedroom link semi-detached home is offered to the market with no forward chain. With spacious accommodation, a low-maintenance garden and a garage this property represents an excellent opportunity for families, first-time buyers or those looking to move into a peaceful, well-connected location.



On the ground floor, the property features a welcoming entrance hall, a convenient downstairs WC, a well-fitted kitchen, and an open-plan lounge and dining area, ideal for modern family living and entertaining.

To the rear, a bright conservatory adds further living space and provides a lovely view over the private garden.

Upstairs, there are two generously sized double bedrooms and a single bedroom, making it perfect for a growing family or for those needing space to work from home. A family bathroom completes the first floor.

Outside, the rear garden is fully enclosed and designed for ease of maintenance, with a combination of paved patio and gravelled areas offering plenty of space for outdoor seating and relaxation. To the front, there is a block-paved driveway providing off-road parking, leading to a single garage.

Longthorpe is one of Peterborough's most sought-after residential areas, renowned for its established setting, excellent amenities and strong community feel. The property is within walking distance of well-regarded schools including Longthorpe Primary and Jack Hunt Secondary, making it a great choice for families. Local shops, a pharmacy, post office and other everyday conveniences are nearby, while Ferry Meadows, Nene Park, and Thorpe Wood Golf Course offer extensive leisure and green space just a short distance away.

Peterborough city centre and railway station are easily accessible, with direct services to London Kings Cross in under an hour. The A47 and A1(M) are also close by, providing excellent road connections for commuters.

The property is freehold, has gas central heating and is in Council Tax Band C.

Homes in this area and location are rarely available for long so early viewing is strongly recommended.

Please contact us today to arrange your appointment or request further details.

Entrance Hall - 17'6 x 5'8

Carpeted flooring, radiator, uPVC double glazed front door, stairs to first floor landing.

W/C - 6'2 x 2'8

Carpeted flooring, frosted uPVC double glazed window, standard WC, wall mounted sink.

Kitchen - 11'0 x 7'10

Tiled flooring, radiator, uPVC double glazed window facing the rear, uPVC double glazed door to the side. Fitted wall and base units, single sink with drainer and mixer tap. Integrated electric oven with four ring electric hob, integrated fridge, freezer, dishwasher and washing machine.

Lounge - 16'6 x 10'0

Carpeted flooring, radiator, uPVC double glazed window facing the front.

Dining Area - 11'6 x 7'10

Carpeted flooring, radiator, uPVC double glazed sliding door leading to conservatory.

Conservatory - 10'1 x 8'9

Half brick half uPVC construction, tiled flooring, uPVC French doors leading to garden.

Landing -

Carpeted flooring, uPVC double glazed window to the side, loft access, airing cupboard.

Bedroom One - 14'9 x 8'11

Carpeted flooring, radiator, uPVC double glazed window facing the front, fitted corner wardrobes.

Bedroom Two - 13'1 x 8'8

Carpeted flooring, radiator, uPVC double glazed window facing the rear.

Bedroom Three - 11'5 x 7'2

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

Bathroom - 8'9 x 7'10

Vinyl flooring, radiator, frosted uPVC double glazed window facing the rear, standard WC, pedestal mounted wash hand basin, panelled bath with shower over, part tiled walls.

Garden -

Enclosed by timber lap fencing, mainly laid to patio with gravelled area, apple tree.

Garage - 17'8 x 8'2

Electric garage door, gas boiler, electric and gas metre, personnel door to the rear leading to garden.

Area Map



Floor Plans



Energy Efficiency Graph

