



Connells  
01793 314 773  
FOR SALE

Connells

Peddars Way  
Longthorpe Peterborough



# Peddars Way Longthorpe Peterborough PE3 9NQ

for sale offers in excess of  
**£300,000**



## Property Description

This beautifully presented 2 bedroom detached bungalow, nestled in the highly sought-after area of Longthorpe, offers the perfect blend of comfort, space and tranquillity. Situated on a generous plot with a well-maintained wrap-around garden, the property benefits from a fantastic outdoor space perfect for relaxation and entertaining.

Inside, the property features a well-lit living room, a functional and stylish kitchen, fitted wardrobes in both bedrooms with a view of the garden.

The south facing garden is a standout feature as well as an established vegetable patch offering a variety of space to enjoy the outdoors. Ideal for gardening enthusiasts.

The property benefits from a driveway with off-road parking leading to a single garage with undercover side access, providing extra shelter when entering the home.

This property is ideal for those seeking a peaceful, single-level home that is ready to move into.

Located in Longthorpe you will be close to local amenities and good transport links; making it the perfect choice or those seeking convenience and serenity.

Beautifully presented 2 bedroom detached bungalow boasting a well maintained wrap-around south facing rear garden, entrance porch, entrance hall, well-lit lounge, kitchen and shower room. The property also benefits from a driveway and garage. Book your appointment today 01733 314775

## Entrance Porch

Sliding doors to front, windows to front and side.

## Entrance Hall

Carpet, radiator and storage cupboard.

## Lounge

17' 6" x 17' 9" ( 5.33m x 5.41m )  
Measurements plus bay window - Bay window to front, carpet and radiator.

## Kitchen

8' 6" x 8' 6" ( 2.59m x 2.59m )  
Door to side, window to side, vinyl flooring, tiled walls, high and low level storage with worktops over, sink/drain, integrated oven and microwave, electric hob and cooker hood, integrated fridge/freezer/dishwasher and space for washing machine.

## Bedroom One

9' 1" x 10' 5" ( 2.77m x 3.17m )

Window to rear, radiator, carpet and fitted wardrobes.

## Bedroom Two

7' 6" x 10' 6" ( 2.29m x 3.20m )

Window to rear, radiator, carpet and fitted wardrobes.

## Shower Room

Window to side, vinyl flooring, wash hand basin, WC, tiled walls, shower and extractor fan.

## Outside

### Rear Garden

Wrap-around south facing garden, not overlooked, shed, patio area, shrubs and hedges, allotment on one side, side access, outside tap, side access to front, lean-to from garage to house.

## Front

Grass area, block paved driveway and garage.

## Garage

8' 4" x 6' 11" ( 2.54m x 2.11m )

Window to rear, electric roller door and lights.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01733 314 775**  
**E [peterborough@connells.co.uk](mailto:peterborough@connells.co.uk)**

14 Cowgate  
 PETERBOROUGH PE1 1NA

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/PBO311917](http://connells.co.uk/Property/PBO311917)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: PBO311917 - 0003