







## Thorpe Road, Peterborough

#### **Entrance Hall**

Wood flooring, double doors to lounge, door to snug and stairs to first floor.

#### WC

Window to rear, radiator, tiled walls, wash hand basin, WC and amtico flooring.

## Lounge

15' 1" x 18' (4.60m x 5.49m)

Window to the rear, wood flooring, fireplace, beamed ceiling two windows to the side and two radiators.

## Snooker Room/Snug

26' x 15' 3" ( 7.92m x 4.65m )

Window to the side, two radiators, fireplace and wood flooring.

## **Dining Room**

15' 4" x 15' 3" ( 4.67m x 4.65m )

Window to the front and rear, amtico flooring, historical x structured curved ceiling and stone wall.

#### Kitchen/Diner

14' 5" x 29' max ( 4.39m x 8.84m max )

Wooden amtico flooring, fireplace, beams, two windows to the front, two radiators, high and low level storage with worktops over, window to the rear, integrated dishwasher, fridge/freezer and microwave, double oven, gas and electric hob and cooker hood, sink/drainer with mixer tap, The diner features an Inglenook.

## **Utility Room**

12' 8" x 9' (3.86m x 2.74m)

Windows to rear and side, tiled walls, amtico flooring, high and low level storage with worktops over, sink/drainer, radiator, space for two washer/dryers and two fridge/freezers.

## Conservatory

16' 1" x 17' 2" ( 4.90m x 5.23m )

Underfloor heating, laminate flooring and door to side.

## **First Floor Landing**

Window to front, lot hatch, carpet and radiator.

#### **Bedroom One**

15' 6" x 15' 3" ( 4.72m x 4.65m )

Window to side, radiator, carpet and beams.

#### **En-Suite Bathroom**

His and hers wash hand basins, units and mirrors, Jacuzzi corner bath, windows to the side and rear, radiator, towel rail, amtico flooring, WC and bidet.

#### **Bedroom Two**

12' 10" x 13' 2" max ( 3.91m x 4.01m max )
Three double fitted wardrobes, window to the rear, radiator and carpet.

#### **Bedroom Three**

Irregular shape - length 19'02 - Timber flooring, beams, windows to front and rear, radiator, storage cupboard with water tank and airing cupboard.





## **En-Suite Bath/Shower Room**

Shower cubicle, bidet, WC, raised corner bath, towel rail, amtico flooring, storage cupboard and wash hand basin.

## **Bedroom Four/Dressing Room**

15' 11" x 7' 7" ( 4.85m x 2.31m )

Window to side, carpet and fitted wardrobes all around

#### Outside

## **Rear Garden**

Outdoor lighting, courtyard, lawn areas, seating areas and over cover seating patio area.

## **Front**

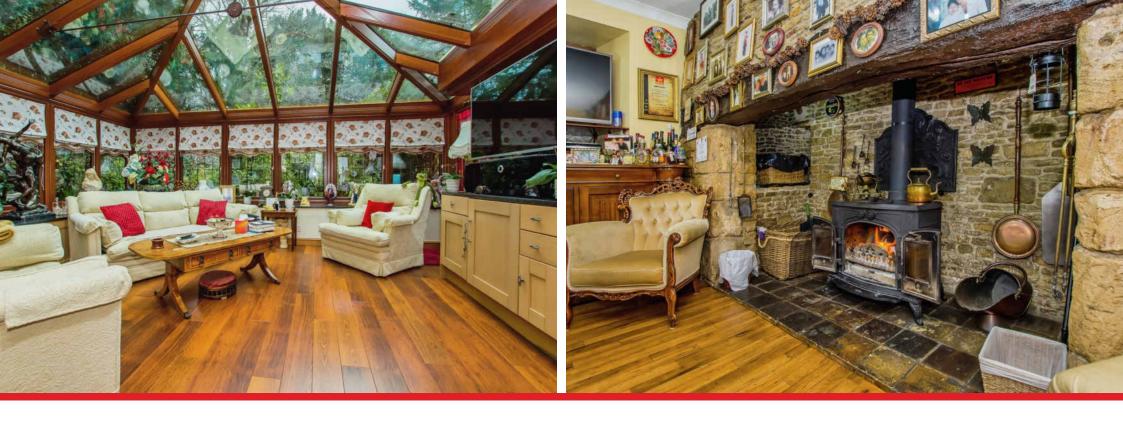
Gated entrance, long driveway, parking, private entrance, steps, secluded.

## **Double Garage**

Window to the front, up and over doors, power and lighting.

## Office

Situated above the garage, carpet, radiator and window to the front.





# Thorpe Road, Peterborough

Captivating Grade 1 listed building, four bedrooms, two en-suites, bathroom, original period features, utility room, snooker room/snug, conservatory, kitchen/diner, dining room, cloakroom, multiple gardens/seating areas, double garage with office above. A truly unique property! The property was originally built and owned by William De Thorpe in 1262, originally called The Towers.

Original regency woodwork, fireplace and door frames (1830). Medieval beamed ceilings and original restored medieval feast roof. Planning permission granted.

Price

£1,250,000

Tenure: Freehold

EPC Rating: Exempt



Connells SIGNATURE

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<sup>3.</sup> 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





<sup>1.</sup> 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 is no delay in agreeing the sale. 2. These particulars