



Lingwood Park, Longthorpe

Connells

SIGNATURE





## Lingwood Park, Longthorpe

### Entrance Hall

Storage cupboard, stairs to first floor and laminate flooring.

### Cloakroom

Window to side, radiator, tiled flooring and dado, wash hand basin and WC.

### Study

8' 8" x 11' ( 2.64m x 3.35m )

Windows to front and side, carpet and radiator.

### Lounge

12' 10" x 19' 8" ( 3.91m x 5.99m )

Window to side, carpet, fireplace with wood burning stove, radiator and bifold doors.

### Utility Room

11' 8" x 6' 1" ( 3.56m x 1.85m )

Door to side, high and low level units, downlights, space for washer/dryer, tiled flooring, wall mounted boiler, door to dining room and kitchen, radiator and sink/drainage.

### Dining Room

15' 5" max x 9' 10" ( 4.70m max x 3.00m )

Window to front, carpet and radiator.

### Snug

10' 7" x 10' 2" ( 3.23m x 3.10m )

Laminate flooring, radiator and arch to kitchen.

### Kitchen

12' x 16' 11" ( 3.66m x 5.16m )

High and low level storage with worktops over, tiled flooring, two radiators, two windows to rear, downlights, pendant lights, under cupboard lights, integrated dishwasher, space for American fridge/freezer, oven with gas hob and hood, sink/drainage and bifold doors to side.

### First Floor Landing

Oak staircase and carpet.

### Bedroom One (Double)

12' 11" x 13' 10" ( 3.94m x 4.22m )

Window to rear, carpet and radiator.

### En-Suite

Window to rear, shower cubicle, WC, part tiled walls, radiator and laminate flooring

### Bedroom Two (Double)

9' 11" x 12' ( 3.02m x 3.66m )

Window to front, carpet and radiator.

### Bedroom Three (Double)

12' 11" x 10' 1" ( 3.94m x 3.07m )

Measurements plus egress - window to front and side, radiator and carpet.

### Bedroom Four (Double)

10' 1" x 10' 10" ( 3.07m x 3.30m )

Window to rear, carpet and radiator.

### Bathroom

Bath with shower over and glass screen, window to side, tiled walls, WC, wash hand basin, laminate flooring, radiator and storage cupboard.



## Outside

### Rear Garden

Decking area, laid to lawn, patio area, south facing, shed, wood store, not overlooked, hedges, rotating pod and side access from both sides.

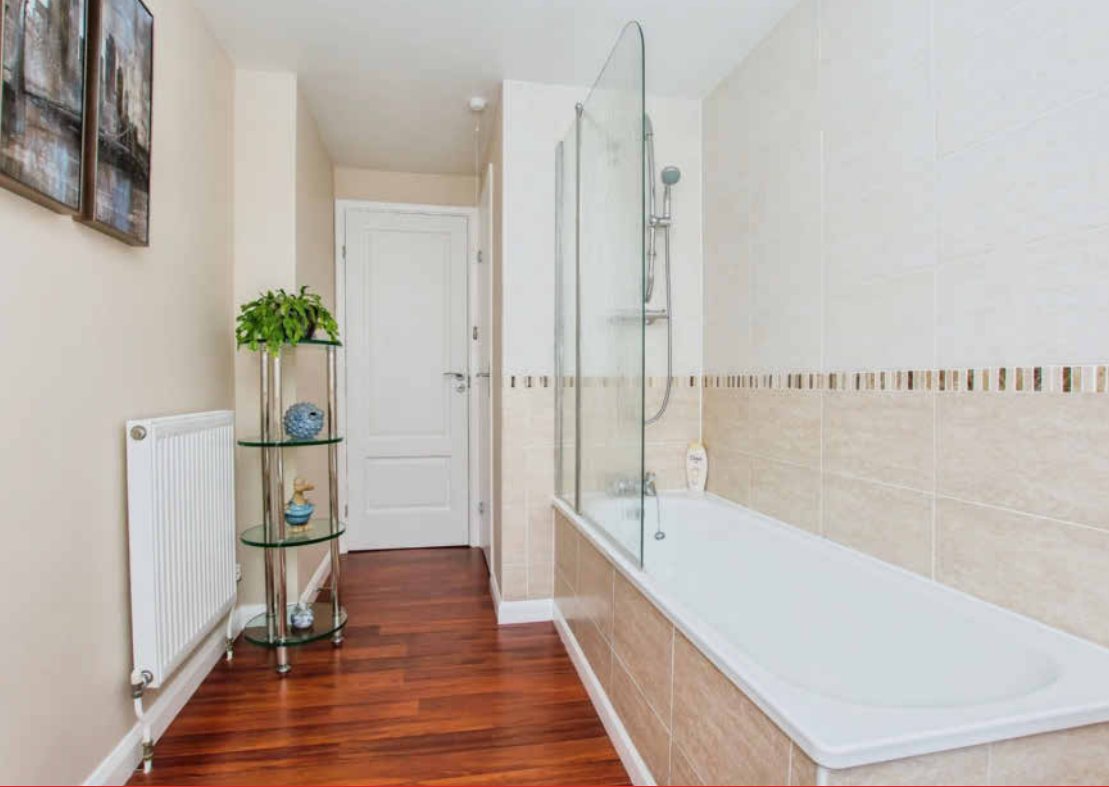
### Front Garden

Block paved, two lawn areas, detached double garage and additional lawn to side of garage.

### Double Garage

18' 11" x 16' 4" ( 5.77m x 4.98m )

Up and over doors, electric, power and lighting.







# Lingwood Park, Longthorpe

Nestled in the desirable and well-established area of Longthorpe, this impressive four double bedroom detached family home offers a superb blend of space and comfort perfect for modern family living. Set on a generous plot, the property boasts a thoughtfully designed layout with versatile living areas and a beautifully maintained south-facing rear garden. This is a rare opportunity to own a beautifully presented and spacious four double bedroom detached family home in one of Peterborough's most sought-after locations of Longthorpe, featuring a south-facing garden, study, utility room, en-suite to master, driveway and a double garage.

Price

**£600,000**

EPC Rating: C

Council Tax Band: F

Tenure: Freehold



To view this property please contact us on

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