



**Connells**

Carisbrook Court  
Peterborough



# Carisbrook Court Peterborough PE3 6SJ

for sale  
**£400,000**



## Property Description

Located in the sought after area of Longthorpe is this lovely 3-bedroom detached home. Offering a perfect blend of style and practicality, the property is move-in ready and ideal for families or professionals.

The ground floor features a spacious and bright living area, separate dining area with a view of the garden, providing a welcoming space for relaxation and entertaining. The kitchen is well-equipped, complemented by a study with bay window and large conservatory for added convenience. A downstairs WC adds to the practicality of the layout.

Upstairs, the property has three bedrooms offering ample space for family or guests. A stylish family bathroom completes the upper floor with underfloor heating, large bath and walk in shower.

Outside, the property benefits from a well-maintained garden, perfect for outdoor enjoyment.

Located close to local amenities, schools and transport links, this stunning home offers practical, comfortable living in a sought-after location.

Presenting this 3-bedroom, detached family home, located in Longthorpe. The ground floors comprises an entrance hall, cloakroom, lounge, dining room, kitchen, study and large conservatory. Upstairs are 3 bedrooms and family bathroom with separate walk in shower. Outside is a double garage.

## Entrance Hall

Door to front, carpet and stairs to first floor.

## Cloakroom

Chrome heated towel radiator, sensor lit mirror, tiled walls and flooring, window to front, wash hand basin and WC.

## Study

10' 5" x 7' 1" max ( 3.17m x 2.16m max )

Plus bay window to the front, radiator and vinyl flooring.

## Lounge

13' x 15' ( 3.96m x 4.57m )

Window to rear, doors to conservatory, gas fire, carpet and radiator.

## Dining Room

8' 6" x 11' 3" ( 2.59m x 3.43m )

Patio doors to rear, carpet and radiator.

## Kitchen

8' 6" x 12' 1" ( 2.59m x 3.68m )

Window to front, door to side, high and low level storage with worktops over, sink/drain, double oven electric hob and cooker hood, space for washing machine, fridge/freezer and dishwasher, tiled flooring and walls.

## Conservatory

23' 2" max x 13' 4" max ( 7.06m max x 4.06m max )

Doors to rear, tiled flooring and radiator.

## First Floor Landing

Carpet, loft access and airing cupboard.

## Bedroom One

10' 7" max x 13' 3" ( 3.23m max x 4.04m )

Plus fitted wardrobes, window to rear, laminate flooring and radiator.

## Bedroom Two

10' 4" x 7' 9" ( 3.15m x 2.36m )

Plus fitted wardrobes, window to front, radiator and laminate flooring.

## Bedroom Three

10' 4" x 11' 1" ( 3.15m x 3.38m )

Window to rear, carpet and radiator.

## Bath/Shower Room

Underfloor heating, walk in shower, large bath, sensor lit mirror, two heated towel rails, wash hand basin, WC, two windows to the front and spotlights.

## External

## Rear Garden

Low maintenance, patio slabs, summer house, gated side access both sides.

## Front

Astro turf, shrubs and trees and patio area.

## Double Garage

Electric doors, door to side and electrics.













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)

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**EPC Rating: Awaited**

Tenure: Freehold

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