



**Connells**

Melford Close  
Longthorpe Peterborough

# Melford Close Longthorpe Peterborough PE3 9NG

for sale offers in excess of  
**£350,000**



## Property Description

This impressive two double bedroom, detached bungalow offers a superb blend of space, comfort, and practicality, perfect for modern family living. Set on a generous plot with a larger square footage than an the normal two bedroom home, the property boasts a versatile living areas and a beautifully maintained rear garden.

The home features a welcoming entrance hall leading to a spacious. open plan lounge, kitchen/diner, ideal for entertaining or relaxing. A dedicated, separate study/snug located in the rear garden provides the ideal space for working from home and practicality. The well-appointed, open plan kitchen/diner/lounge is the heart of the home, offering ample storage, workspace, and room for casual dining. The conservatory offers additional space with lovely views of the garden. The en-suite provides additional privacy and convenience, where the main bathroom accommodates other family members/guests.

Externally, the property enjoys a private garden perfect for summer entertaining or peaceful relaxation. A dedicated study/snug provides the ideal space for working from home and practicality as well as a detached garage and driveway providing excellent storage and parking.

Located off the desired Thorpe Road, the home benefits from excellent local amenities, close to City Centre and Train Station.

Located off of Thorpe Road is this beautiful, detached bungalow. Open plan lounge/kitchen/diner, conservatory, two double bedrooms, en-suite to the master and family bathroom. Outside is an enclosed well maintained wrap around rear garden, snug/office, driveway and garage.

## Entrance Hall

Storage cupboard x 2, airing cupboard, carpet and door to front.

## Lounge (open Plan)

20' 10" x 18' 11" ( 6.35m x 5.77m )

Window to the front, spotlights, carpet and radiator x 2.

## Kitchen/Diner (open Plan)

29' 9" x 8' 8" ( 9.07m x 2.64m )

Windows to front and side, space for fridge/freezer, integrated dishwasher and washer/dryer, radiator, high and low level storage with worktops over, laminate flooring, spotlights, double oven, induction hob and hood, sink and drainer.

## Conservatory

7' 11" x 13' 1" ( 2.41m x 3.99m )

Door to side, tiled flooring and radiator.

## Bedroom One

9' 7" x 12' 2" ( 2.92m x 3.71m )

Window to rear, carpet and radiator.

## En-Suite

Window to side, tiled walls, spotlights, shower cubicle, vinyl flooring, wash hand basin, WC and chrome heated towel rail.

## Bedroom Two

12' 2" x 11' 4" ( 3.71m x 3.45m )

Patio door to rear, fitted wardrobes, radiator and window to rear.

## Bathroom

Shower over bath with glass screen, spotlights, laminate flooring, tiled walls, wash hand basin and WC.

## Outside

## Study/Office

9' 4" x 9' 8" ( 2.84m x 2.95m )

Vinyl flooring, windows and door to side.

## Wrap Around Rear Garden

Grass areas, greenhouse, patio areas, side access, covered area and pond.

## Front

Grass area, mature bushes and trees.

## Garage

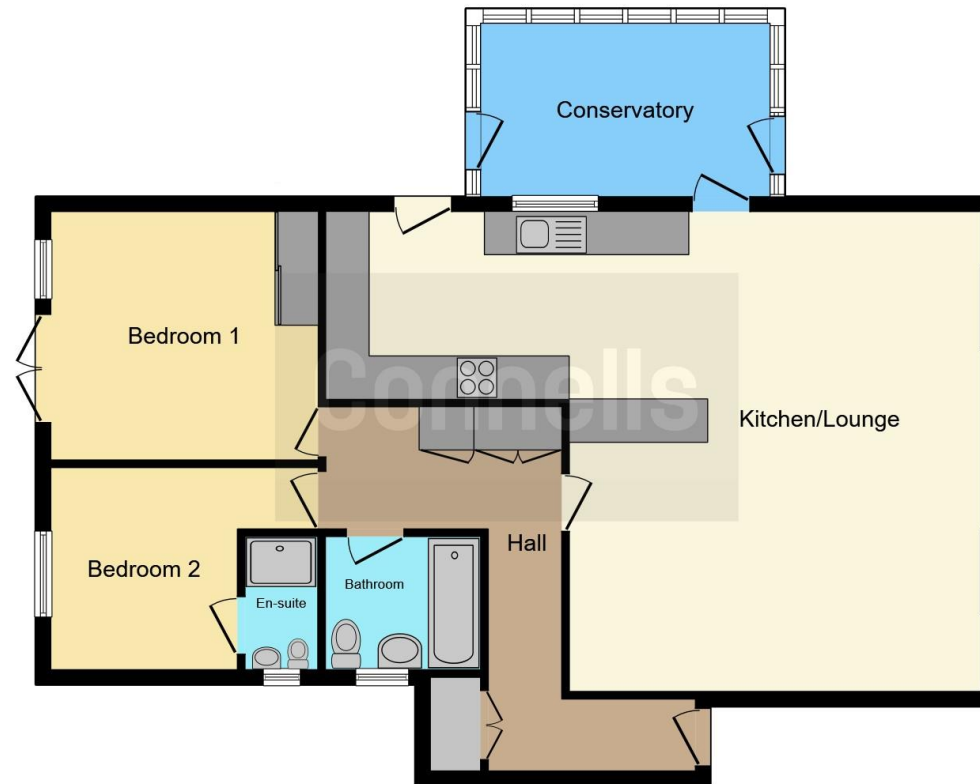
8' 4" x 19' 2" ( 2.54m x 5.84m )

Window to rear, gated driveway, up and over door, electric and side door access.









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

14 Cowgate  
 PETERBOROUGH PE1 1NA

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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Property Ref: PBO312145 - 0004