



**Connells**

Lingwood Park  
Peterborough





## Property Description

Nestled in the desirable and well-established area of Longthorpe, this impressive four double bedroom detached family home offers a superb blend of space, comfort, and practicality, 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.

On the ground floor, the home features a welcoming entrance hall leading to a spacious lounge, a separate dining room ideal for entertaining, and a cosy snug perfect for relaxing evenings. A dedicated study provides the ideal space for working from home, while the convenient downstairs toilet and utility room add to the practical appeal. The well-appointed kitchen is the heart of the home, offering ample storage, workspace, and room for casual dining, all with lovely views of the garden.

Upstairs, there are four generously sized double bedrooms, including a luxurious master bedroom with its own modern en-suite shower room. The remaining bedrooms share a well-fitted family bathroom, offering plenty of room for growing families or guests.

Externally, the property enjoys a private garden perfect for summer entertaining or peaceful relaxation-as well as a detached double garage and driveway providing parking for multiple cars.

Located in the sought-after village of

Longthorpe, the home benefits from excellent local amenities, highly regarded schools, and easy access to Peterborough city centre.

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 the master, driveway and a double garage.

## 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/drain.

## 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/drain 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.

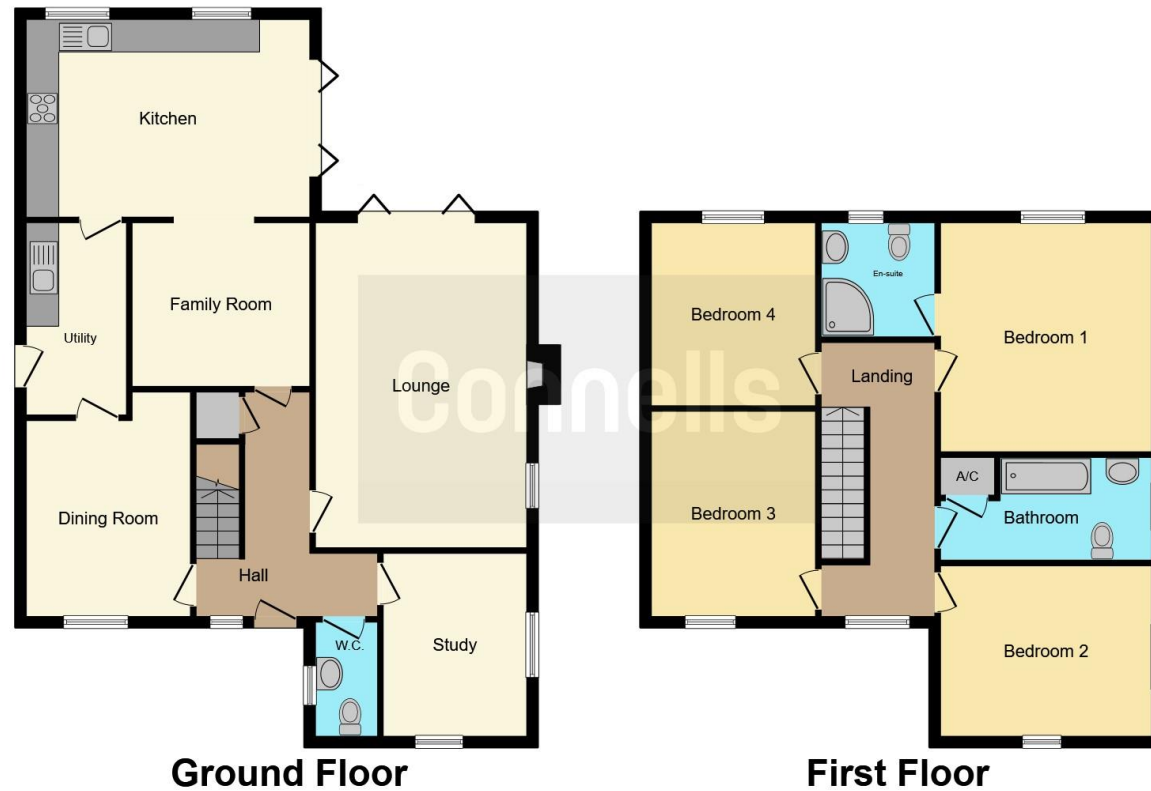












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: C Council Tax  
 Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/PBO312281](http://connells.co.uk/Property/PBO312281)**



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: PBO312281 - 0004