



**Connells**

Apsley Way  
Longthorpe Peterborough

# Apsley Way Longthorpe Peterborough PE3 9PF

for sale offers in excess of  
**£450,000**



## Property Description

Located in the desirable Longthorpe area of Peterborough, this impressive 4-bedroom detached property offers generous living space and a peaceful position at the rear of the estate. The ground floor boasts a welcoming entrance hall, a spacious and bright living room, a kitchen/diner perfect for family meals, a conservatory overlooking the garden, and a convenient downstairs toilet.

Upstairs, you'll find four excellent-sized bedrooms, three of which benefit from built-in wardrobes, along with a well-appointed modern family bathroom. Outside, the property offers a driveway and a garage with an electric roller door, providing both security and ease of access. The large, private garden is ideal for outdoor entertaining or simply enjoying the sun with family and friends.

Perfect for families or those seeking a spacious home in a prime location, this property combines comfort, practicality, and privacy in one attractive package.

Viewing is highly advised. Call now to avoid disappointment.

## Entrance Hall

## W/C

Window to side, rad, hand wash basin, toilet, tile backsplash.

## Living Room

11' 6" x 21' 7" ( 3.51m x 6.58m )

Window to side x2, sliding doors to rear, gas fireplace, rad x2, carpet.

## Kitchen/Diner

21' 10" MAX x 14' 1" MAX ( 6.65m MAX x 4.29m MAX )

Window to front, double door to rear, tile floor and backsplash, upper and lower cabinets, integrated oven and grill, integrated fridge and freezer, electric hob.

## Conservatory

9' 5" MAX x 15' 10" MAX ( 2.87m MAX x 4.83m MAX )

Door to side x2, door to rear x2, laminate floor, electric rad.

## Bedroom One

11' 4" narrowing to x 11' 7" ( 3.45m narrowing to x 3.53m )

Window to front and side, built in wardrobe, carpet, rad.

## Bedroom Two

10' 11" narrowing to x 10' 7" ( 3.33m narrowing to x 3.23m )

Window to front, built in wardrobe, laminate, rad, spotlights.

### Bedroom Three

8' 10" narrowing to x 9' 11" ( 2.69m narrowing to x 3.02m )

Window to rear and side, carpet, rad.

### Bedroom Four

8' narrowing to x 8' 6" ( 2.44m narrowing to x 2.59m )

Window to rear, built in wardrobe, carpet, rad.

### Bathroom

Window to rear, shower, bathtub, hand wash basin, toilet, heated towel rail, tile floor and walls, spotlights, extractor fan.

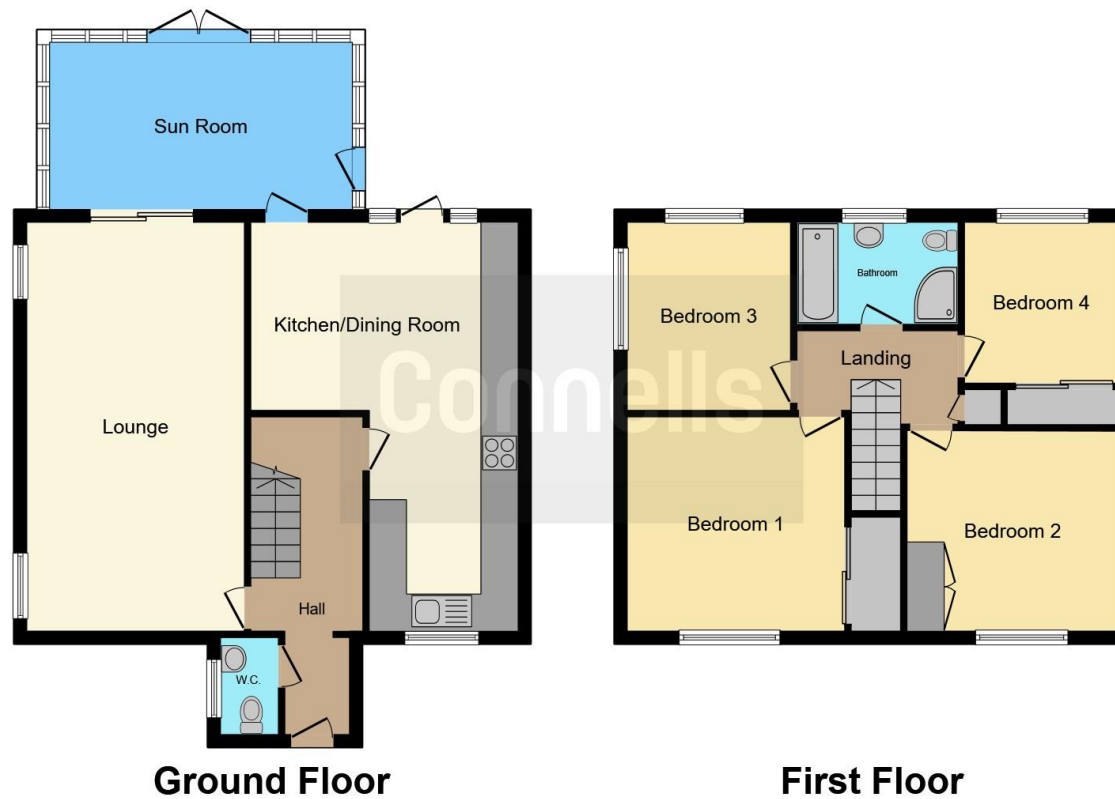
### Rear Garden

Patio, turf, decking area.









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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14 Cowgate  
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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/PBO312420](http://connells.co.uk/Property/PBO312420)**



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