



**Down Gate, Peterborough PE3 6SZ**



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## **Down Gate, Peterborough**

Based in sought after Longthorpe, this well-presented Family Home is wonderfully placed at the end of a quiet cul de sac. Close to great popular Schools & local amenities, near local Road links & easy access to Peterborough City with its fast rail times to Kings Cross London.





**Ground Floor**



**First Floor**

### **Living Room**

20' 1" x 12' 2" ( 6.12m x 3.71m )

### **Dining Room**

10' 3" x 8' 7" ( 3.12m x 2.62m )

### **Kitchen**

13' 5" x 12' 8" ( 4.09m x 3.86m )

### **Utility Room**

### **Cloakroom**

### **First Floor And Landing**

### **Bedroom One**

13' x 10' 8" ( 3.96m x 3.25m )

### **Bedroom Two**

13' 4" x 10' 7" ( 4.06m x 3.23m )

### **Bedroom Three**

10' 4" x 6' 5" ( 3.15m x 1.96m )

### **Bedroom Four**

9' 2" x 9' 1" ( 2.79m x 2.77m )

### **Family Bathroom**

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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## Down Gate, Peterborough

- Well-presented 4 Bedroom Family home in Longthorpe
- Ferry Meadows and Golf Courses on the doorstep
- Popular Good Schools in the catchment
- Ample Parking & Double Garage
- Large lawn rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PCG120440 - 0007

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