

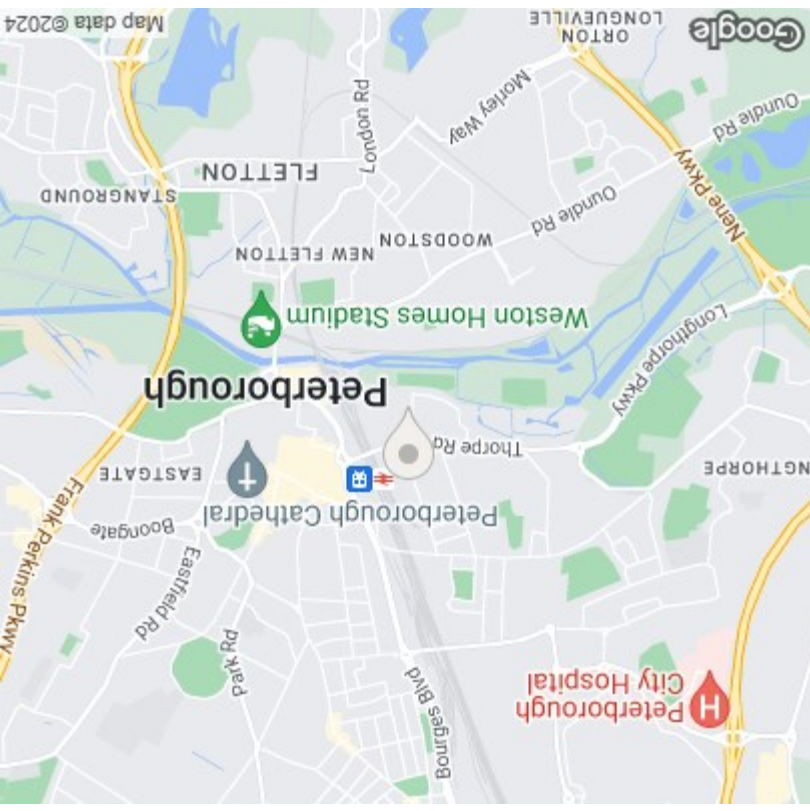
Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

England & Wales	
Energy Rating	Current
A	79-91
B	69-78
C	55-68
D	49-54
E	39-48
F	29-38
G	1-28

Energy Efficiency Graph

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map



Floor Plan



31 Thorpe Lea Road  
 Peterborough, PE3 6BX  
 £1,300,000

5
 5
 7
 E

## 31 Thorpe Lea Road

Peterborough, PE3 6BX

\*\*\*Offered to the Market with No Forward Chain\*\*\* City & County are proud to present this Detached Character property situated on a large plot to develop apartments or improve the property. The location is very desirable being within walking distance to Peterborough City Centre, Peterborough train station, local schooling and a short drive from Peterborough Hospital.

This lovely home lends itself to suit the needs of a large family, or an investor looking to develop and improve. This property briefly comprises, on the first floor, entrance room, entrance hall, drawing room, cloakroom, dining room, kitchen fitted with a range of matching units and space for white goods, lounge and a further kitchen dining room with doors into a courtyard garden. The second floor offers a large landing space, two large bedrooms, two large three-piece en-suites and a dressing room. On the third floor in another bedroom, dressing room and another en-suite. The ground floor provides a sunroom, utility room, dining room, lounge, kitchen diner and two bedrooms both with en suites. To conclude the outside of the property includes a large private rear garden with private gated access front and rear, surrounded by a large brick wall. Please contact the office with your enquires so we can assist you further.

### Ground Floor Apartment

**Sun Room**  
23'9" x 11'0"

**Utility**  
6'1" x 9'1"

**Drawing Room**  
13'9" x 22'3"

**Kitchen/Breakfast Room**  
10'2" x 14'6"

**Dining Room**  
13'11" x 15'11"

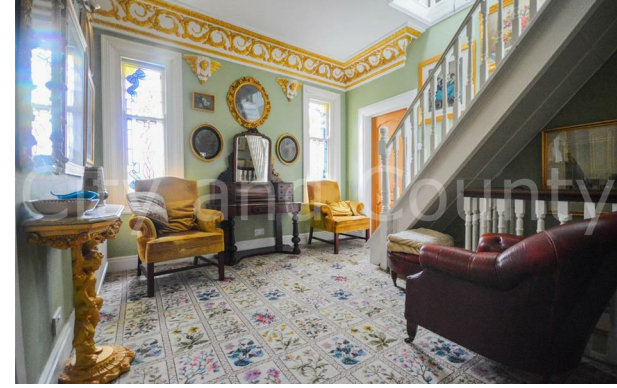
**Bedroom Four**  
14'4" x 14'1"

**En-suite**  
5'0" x 6'4"

**Lobby**

**Bedroom Three**  
13'9" x 10'2"

**Bathroom**  
10'8" x 6'6"



### Main House

**Reception Lounge**  
21'9" x 11'2"

**Vestibule**  
10'10" x 14'8"

**Drawing Room**  
14'7" x 22'0"

**Dining Room**  
13'11" x 15'0"

**Lobby**  
2'9" x 2'11"

**Cloakroom**  
7'9" x 6'8"

**Breakfast Room**  
13'11" x 10'3"

**Morning Room**  
14'8" x 14'8"

**Kitchen/Dining Room**  
13'8" x 12'7"

### Second Floor

**Landing/Study**  
10'10" x 14'8"

**Master Bedroom**  
14'1" x 21'8"

**Dressing Room**  
10'10" x 6'8"

**En-suite**  
13'10" x 10'3"

**Bedroom Two**  
13'11" x 12'10"

**En-suite**  
14'3" x 13'10"

### Third Floor

**Bedroom Five**  
20'4" x 11'1"

**Dressing Room**  
8'9" x 14'11"

**Bathroom**  
8'9" x 6'0"

### Outside

**Summer House**  
7'5" x 9'11"

**EPC - E**  
43/78

**Tenure - Freehold**

**DRAFT DETAILS AWAITING VENDORS APPROVAL**

