



Thorpe Park Road  
Longthorpe, Peterborough, PE3 6LG

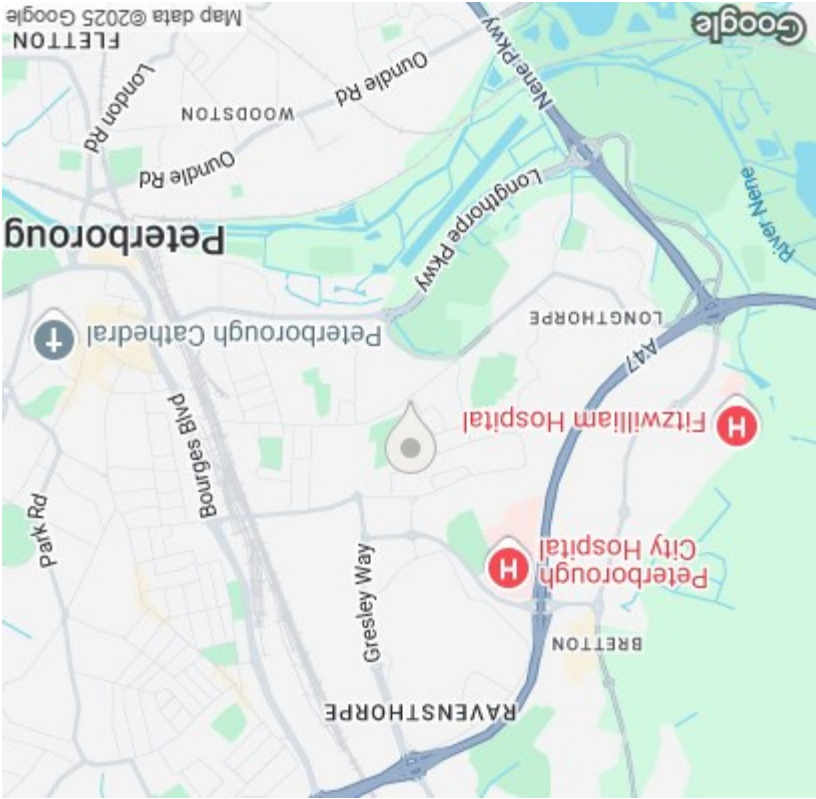
Guide Price £450,000 - Freehold , Tax Band - E

4 2 2 C

Floor Plan



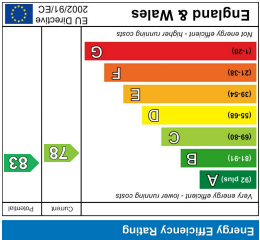
Area Map



Viewing

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.

Energy Efficiency Graph



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. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL:- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



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6LG

**\*\*Guide Price £450,000 - £500,000\*\***  
Situatd on the prestigious Thorpe Park Road in Peterborough, this substantial detached family home is a true gem. Boasting two reception rooms, four bedrooms, and two bathrooms, this property offers ample space for a growing family.

Internally comprising of an entrance hallway, bay fronted living room, dining room, kitchen/diner, utility room and a shower room, whilst to the upstairs there are four bedrooms, a family bathroom, and a separate toilet. The house is elegantly designed and is located on a generous corner plot, providing a sense of privacy and space. With double gated vehicular access to the rear and ample off-street parking to the front, convenience is at the forefront of this property. Located in a highly sought-after area with easy access to the city centre, this home offers the perfect blend of tranquility and accessibility. Whether you're looking to relax in the spacious living areas or entertain guests in the beautiful garden, this property has it all. Offered for sale with the benefit of no forward chain, this is a rare opportunity to own a piece of luxury in a prime location. Don't miss out on the chance to make this stunning detached house your new home.

**Entrance Porch**  
3'5" x 7'7"

**Entrance Hall**  
15'5" x 7'10"

**Living Room**  
21'8" x 11'10"

**Dining Room**  
11'4" x 12'11"

**Shower Room**  
5'10" x 7'8"

**Kitchen/Diner**  
9'11" x 24'1"

**Utility Room**  
9'5" x 5'5"

**Landing**  
14'0" x 7'8"

**Master Bedroom**  
13'4" x 11'10"

**Hallway**  
3'8" x 7'4"

**Bedroom Two**  
11'4" x 10'11"

**Bathroom**  
9'11" x 9'3"

**WC**  
5'10" x 3'2"

**Bedroom Three**  
8'0" x 11'9"

**Bedroom Four**  
7'3" x 7'10"

**EPC - C**  
78/83

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**



Construction: Standard  
Accessibility / Adaptations: None  
Building safety: No  
Known planning considerations: None  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No  
Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions: No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property: No  
Property subletting: No  
Tree preservation order: No  
Other: Not Known  
Right of way public: No  
Right of way private: No  
Registered easements: No  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: Not Known  
Parking: Driveway Private, Off Street Parking  
Solar Panels: Yes - Owned Outright  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fttp  
Internet Speed:  
Mobile Coverage: TBC

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

