



Normangate, Ailsworth

Lovely 4 Bed Detached Home in Popular Village Location

Offers In Excess Of  
£500,000

# Normangate, Ailsworth, Peterborough

## Overview

- Double Fronted Detached House
- 4 Bedrooms & 3 Bathrooms
- Open Plan Kitchen/Dining Room - Separate Utility room
- 2 Further Receptions & a Study
- Fully Landscaped Rear Garden & Lawned Area to the Front
- Off Street Parking for up to 5 Cars & a Single Garage
- Close to Local Transport Links
- Village Location - Open View to the Front
- EPC Rating tbc

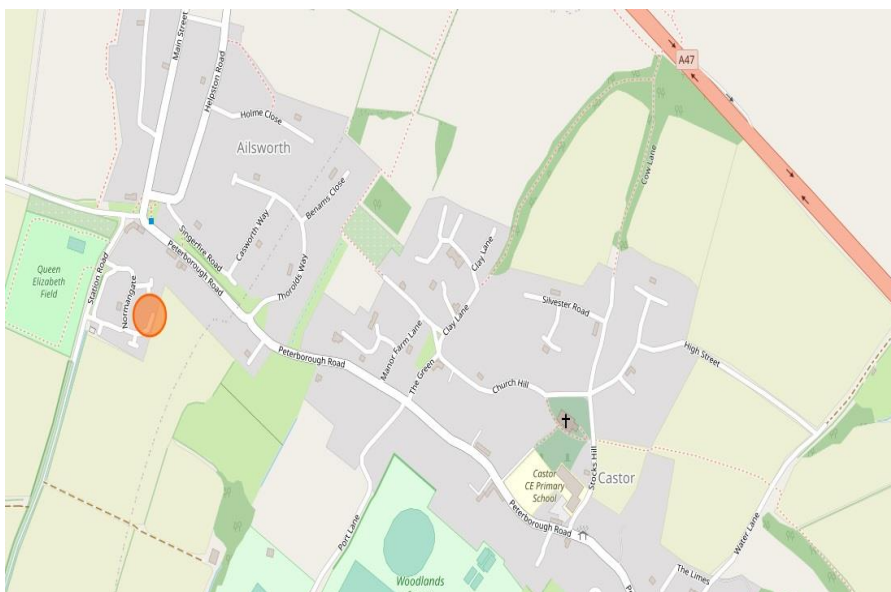


A lovely detached 4-bedroom family home situated in the much sought-after village of Ailsworth, set in an unusually large plot. Featuring a double fronted design with spacious and flexible accommodation throughout the property has been substantially upgraded and improved by the current owners and now benefits from a new fully fitted kitchen, new Karndean flooring throughout the ground floor with the additional benefit of underfloor heating, additional block paved parking area to the front providing an extra 3 parking spaces and an individually designed rear garden with raised borders and a generous patio area stylishly bordered with lit contemporary raised beds supporting the wooden pergola above. The property is entered via a spacious entrance hall with a cloakroom to the left hand side and a good sized storage cupboard to the right. The hallway then gives access to the living room to the front of the property and leads further through with the open plan kitchen/dining room and utility area on the left and a further good sized reception to the rear as well as a study. To the first floor the spacious landing gives access to the 4 bedrooms, including the master with en-suite, two further bedrooms with shared access to a Jack 'n' Jill bathroom and the final bedroom which is well served by the surprisingly generous family bathroom. Outside, there are open countryside views to

## Upgraded and Improved by the Current Owners

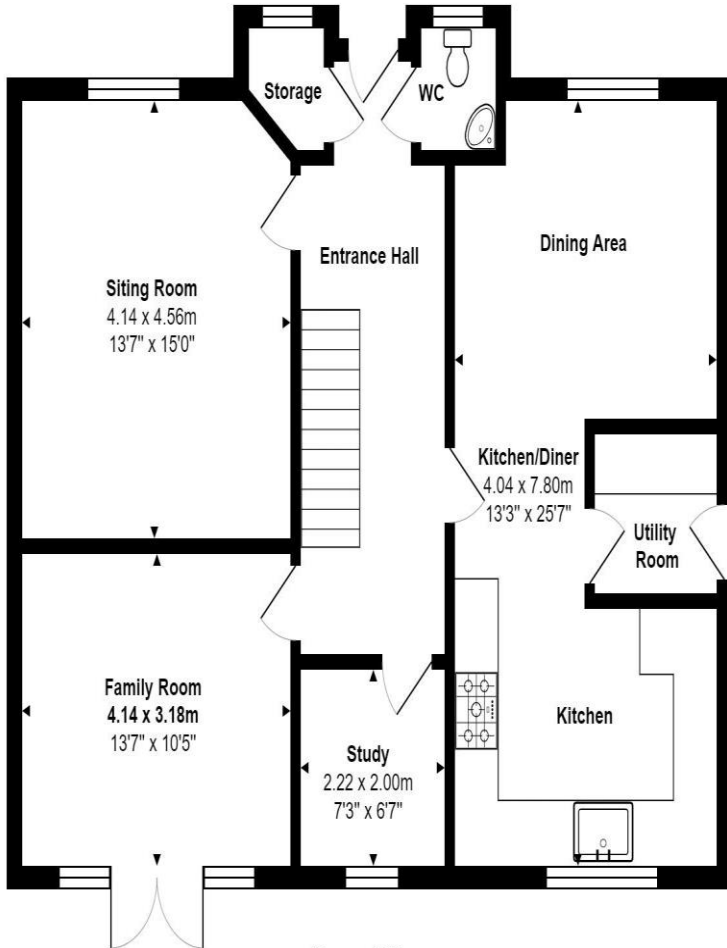


*The Village of Castor and Ailsworth is within easy reach of excellent local amenities including churches, two public houses, fine dining restaurant, coffee shop and convenience store. The Cathedral City of Peterborough is approximately 5 miles away, which provides a comprehensive range of shopping facilities, together with the main line train station providing frequent high speed services into London Kings Cross. The market town of Stamford is around 10 miles away and offers a further range of amenities, also being home to the well-known George Hotel. Both private and state education is well catered for in the area, with the renowned Castor CE primary school a short walk away.*

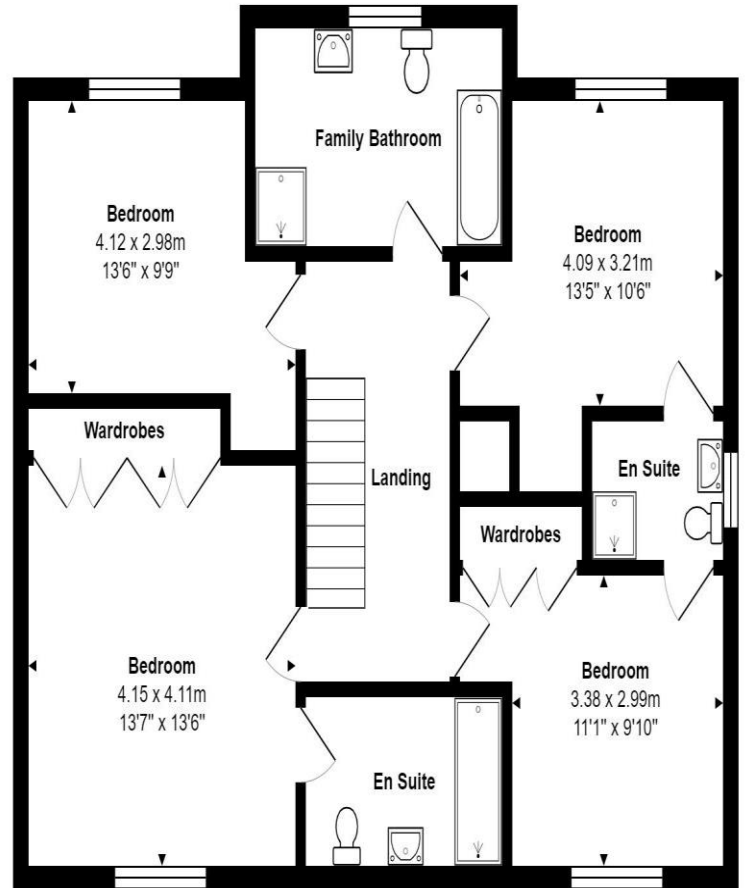


## Directions

Please use postcode PE5 7BF for Sat-Nav assistance



**Ground Floor**  
Area: 85.9 m<sup>2</sup> ... 925 ft<sup>2</sup>



**First Floor**  
Area: 86.4 m<sup>2</sup> ... 930 ft<sup>2</sup>



Total Area: 172.4 m<sup>2</sup> ... 1855 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

## Thinking of Selling or Letting your home?

If you are considering selling or letting your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: +44 (0)1780 750000

 Goodwin Property, 2-3 St John's Street, Stamford PE9 2DA  
Phone: +44 (0)1780 750000  
 e-mail: [enquiries@goodwinproperty.co.uk](mailto:enquiries@goodwinproperty.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.