

ENTRANCE PORCH

HALLWAY

BEDROOM 1

ENSUITE SHOWER ROOM

FOUR PIECE BATHROOM

LIVING ROOM

DINING ROOM

KITCHEN

SUN ROOM

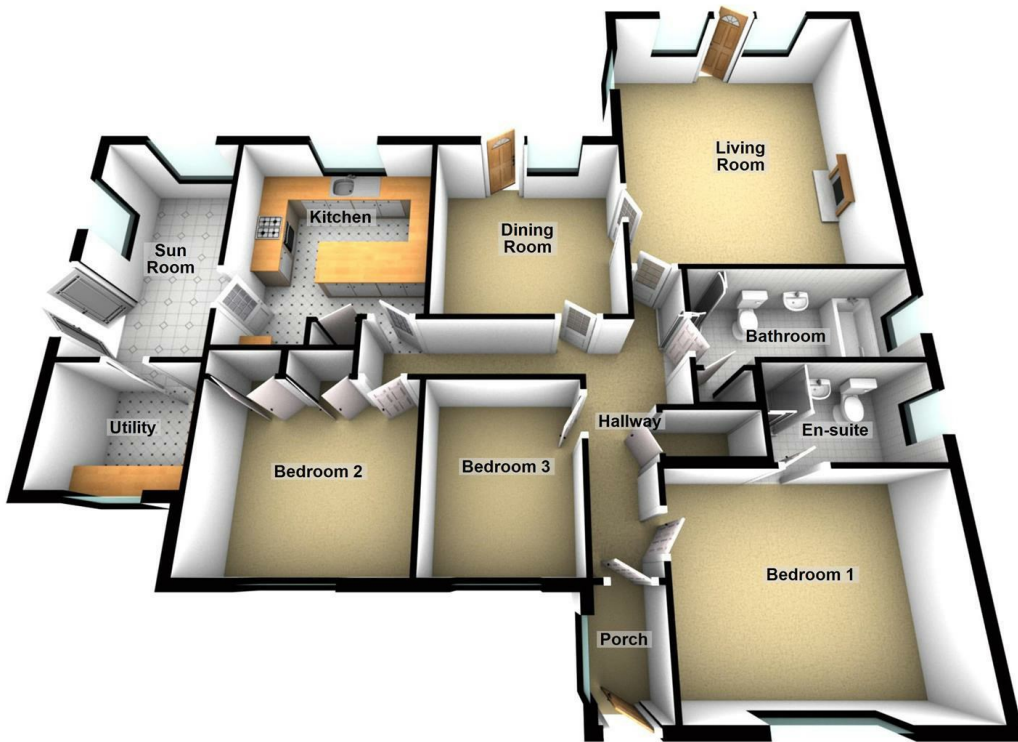
UTILITY ROOM

BEDROOM 2

BEDROOM 3

DOUBLE GARAGE

Ground Floor



Woodcock Holmes
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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Lingwood Park
 Longthorpe, Peterborough, PE3 6RX
 £440,000



Lingwood Park Longthorpe, Peterborough PE3 6RX

Nestled in sought-after Longthorpe, this detached bungalow offers ample living space on a generous corner plot, ideal for crafting your perfect long-term family home. Conveniently located near Peterborough City Centre, Ferry Meadows, travel links including the A47, Peterborough Hospital, and scenic walking spots.

- NO FORWARD CHAIN
- SPACIOUS DETACHED BUNGALOW
- CORNERPLOT WITH FRONT AND REAR GARDEN SPACE
- DOUBLE GARAGE WITH PARKING IN FRONT
- THREE BEDROOMS WITH ENSUITE TO MAIN BEDROOM
- WALKING DISTANCE TO FERRY MEADOWS COUNTRY PARK
- EASY ACCESS TO TRAVEL LINKS INCLUDING THE A47
- 2.2 MILES FROM PETERBOROUGH TRAIN STATION AND CITY CENTRE
- POPULAR AND DESIRABLE LOCATION
- THE IDEAL BLANK CANVAS FOR YOU TO CREATE YOUR PERFECT HOME

Viewings: By appointment
£440,000

PROPERTY FEATURES

The property benefits from gas central heating, uPVC double glazing throughout, EPC rating B, fully owned solar panels, 2.2 miles from Peterborough Train Station to catch a 48 minute train to London Kings Cross, bus stops close by, popular primary and secondary schools close by and local shops. The property is in need of some modernisation, which is why the price is very competitive per square foot (160sq metre approx) compared to others in the Longthorpe area.

MAIN BEDROOM

13'6" x 11'5"

ENSUITE

8'9" x 5'4"

FAMILY BATHROOM

12'3" x 5'2"

LIVING ROOM

15'4" x 18'0"

DINING ROOM

10'9" x 11'3"

KITCHEN

11'2" x 11'4"

SUNROOM

7'10" x 12'0"

UTILITY ROOM

7'9" x 7'5"

BEDROOM 2

10'8" x 9'3"

BEDROOM 3

8'2" x 10'1"

DOUBLE GARAGE

18'5" x 16'5"

SERVICES

Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

TENURE

Freehold.

TAX BAND

Band 'E' with Peterborough City Council

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC