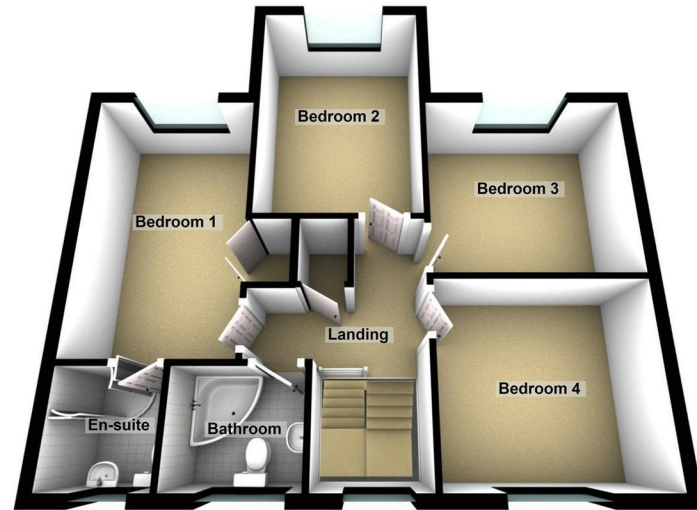
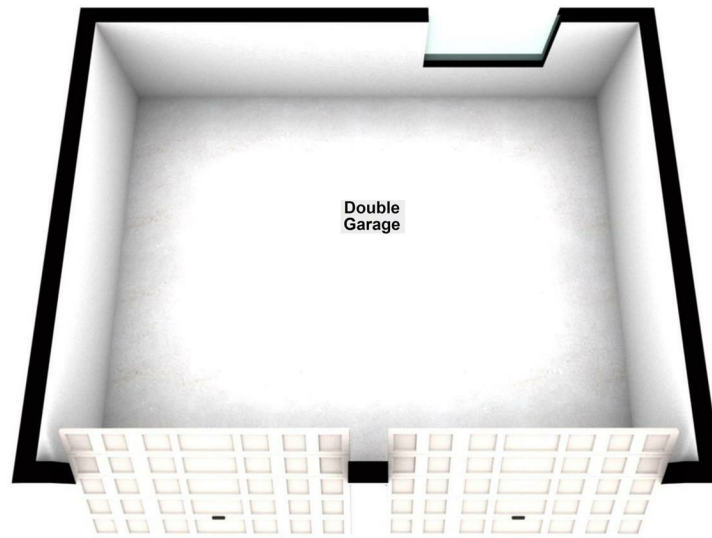


Ground Floor



First Floor



Double Garage

ENTRANCE PORCH

CLOAKROOM

HALLWAY

KITCHEN DINER

UTILITY ROOM

DINING ROOM/STUDY

LIVING ROOM

FIRST FLOOR LANDING

BEDROOM 1

ENSUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4

BATHROOM

DOUBLE GARAGE



woodcockholmes.co.uk



**Woodcock Holmes**  
 First Floor Offices, 4 Office Village  
 Hampton, Peterborough PE7 8GX  
 01733 303111  
 info@woodcockholmes.co.uk



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.

**Larklands**  
 Longthorpe, Peterborough, PE3 6LL  
 £475,000



## Larklands Longthorpe, Peterborough PE3 6LL

This superb property in Larklands, Longthorpe, offers the ideal setting for a long-term family home, situated in a quiet cul-de-sac location. Benefitting from a two-storey extension to the rear, this home provides generous living space and large bedroom sizes, ensuring comfort and practicality for any family.

- TWO STOREY EXTENSION TO THE REAR
- NO FORWARD CHAIN
- POPULAR LOCATION
- EASY ACCESS TO PETERBOROUGH CITY CENTRE
- SHORT DISTANCE TO FERRY MEADOWS COUNTRY PARK
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN AND STYLISH KITCHEN DINER
- ENSUITE SHOWER ROOM TO MAIN BEDROOM
- DOUBLE GARAGE AND PARKING

Viewings: By appointment  
£475,000

### ENTRANCE PORCH

3'11" x 5'8"  
UPVC double glazed window to front and uPVC door to side, karndeian flooring, leading to hallway and cloakroom.

### CLOAKROOM

3'11" x 6'3"  
Obscure uPVC double glazed window to side, two piece suite with low level WC and wash hand basin, radiator.

### HALLWAY

Stairs to the first floor with store space under, uPVC double glazed window to front on the stairs. Karndeian flooring, radiator, access to all rooms:

### KITCHEN DINER

18'11" x 8'4"  
UPVC double glazed window to rear and side, uPVC double glazed single door to rear. Fitted with a matching range of base and eye level units with fitted sink drainer, fitted appliances including hob and oven, karndeian flooring, space for dining table and chairs.

### UTILITY ROOM

6'6" x 7"  
UPVC double glazed window and single door to side. Matching range of base and eye level units with fitted sink drainer and space for white goods.

### DINING ROOM/STUDY

15'9" x 8'9"  
UPVC double glazed window to rear and side, karndeian flooring, radiator.

### LIVING ROOM

19'9" x 10'5"  
UPVC double glazed window to front and rear, single uPVC double glazed door to rear leading into the garden. Fitted carpet, x2 radiator, fireplace.

### FIRST FLOOR LANDING

12'5" x 5'6"  
UPVC double glazed window to front, fitted carpet, airing cupboard.

### BEDROOM 1

13" x 8'7"  
UPVC double glazed window to rear, fitted carpet, radiator, fitted double wardrobe.

### ENSUITE

4'11" x 6'3"  
Obscure uPVC double glazed window to front, three piece suite with shower cubicle, low level WC< wash handle basin, tiled walls, towel rack style radiator.

### BEDROOM 2

13'2" x 8'7"  
UPVC double glazed window to rear, fitted carpet, radiator.

### BEDROOM 3

9'10" x 10'6"  
UPVC double glazed window to rear, fitted carpet, radiator.

### BEDROOM 4

9'4" x 10'6"  
UPVC double glazed window to front, fitted carpet, radiator.

### BATHROOM

5'10" x 6'2"  
Obscure uPVC double glazed window to front, three piece suite with corner bath with shower over, low level WC< wash handle basin, tiled walls, towel rack style radiator.

### OUTSIDE

Gravelled driveway to the side leading to the double garage, access to utility room and side access into the garden. The rear garden is enclosed by timber fencing, laid with lawn, a large patio area with seating available in the sun or shade, all bordered by shrub and flower bed borders. There are solar panels on the front roof, owned, currently on the highest feeding tariff.

### DOUBLE GARAGE

Brick built double garage, two separate up and over doors to the front, window to the rear, electric connected.

### TENURE

Freehold.

### SERVICES

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

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

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

**England & Wales** EU Directive 2002/91/EC