



- ENTRANCE HALL
- LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- DINING ROOM
- CONSERVATORY
- BEDROOM 1
- ENSUITE
- BEDROOM 2
- BEDROOM 3
- FAMILY BATHROOM
- DOUBLE GARAGE



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Holywell Way
Longthorpe, Peterborough, PE3 6SS
£600,000



Holywell Way

Longthorpe, Peterborough

PE3 6SS

A rare opportunity to settle long-term in the desirable Longthorpe area – this spacious detached bungalow offers excellent space both inside and out, with wraparound gardens, double garage, three double bedrooms, two reception rooms and well connected to everything you need right on your doorstep.

• DETACHED BUNGALOW ON A LARGE CORNER PLOT

• AVAILABLE WITH NO FORWARD CHAIN

• THREE DOUBLE BEDROOMS

• DOUBLE GARAGE AND SECURE PARKING BEHIND GATE

• FRONT, REAR AND SIDE GARDENS - ALL PRIVATE AND NOT OVERLOOKED

• LIVING ROOM WITH BAY WINDOW AND FIREPLACE

• DINING ROOM LEADING TO CONSERVASTORY OVERLOOKING THE GARDEN

• POPULAR LOCATION WITH WALKING SPOTS, FERRY MEADOWS AND AMENITIES CLOSE BY

• EASY ACCESS TO PETERBOROUGH CITY CENTRE, HOSPITAL AND TRAVEL LINKS INCLUDING A47

• IDEAL LONG TERM HOME FOR ANYONE LOOKING FOR ONE FLOOR LIVING

Viewings: By appointment

£600,000

ENTRANCE HALL
11'5" x 5'10" | 3'6" x 11'10"
Door to front, fitted carpet, loft access, airing cupboard, access to:

LIVING ROOM
11'6" x 20'6"
UPVC double glazed window to front, uPVC double glazed bay window to side, fitted carpet, radiator, fireplace.

KITCHEN/BREAKFAST ROOM
8'6" x 12'7"
UPVC double glazed window to rear, fitted kitchen with a matching range of base and eye level units, fitted worktops, fitted 1 1/2 bowl stainless steel sink drainer, fitted four ring hob, built in oven and grill, space for appliances, radiator.

UTILITY ROOM
8'6" x 5'6"
Door to rear, uPVC double glazed window to side, fitted worktops with space for appliances, gas central heating boiler.

DINING ROOM
12" x 7'8"
Double doors to the front leading to the conservatory, fitted carpet, radiator.

CONSERVATORY
11'11" x 11'11" max
Brick based built, timber double glazed construction, tiled flooring, radiator.

BEDROOM 1
12" max x 12'4"
UPVC double glazed window to front, fitted carpet, radiator, access to:

ENSUITE
6'6" x 8'5"
Obscure uPVC double glazed window to side, four-piece suite with WC< wash hand basin, shower cubicle, bath, tiled surround, radiator.

BEDROOM 2
9'8" x 11'6"
UPVC double glazed window to rear, fitted carpet, radiator.

BEDROOM 3
11'10" x 8'6"
UPVC double glazed window to rear, fitted carpet, radiator.

FAMILY BATHROOM
5'10" x 7'5" max
Obscure uPVC double glazed window to rear, three piece suite with bath, WC, wash hand basin, tiled surround, radiator.

OUTSIDE
Gated access to the front, leading to a gravelled driveway leading up to the detached double garage. The garden space wraps around the front and rear of the home, mainly laid with lawn, with mature shrubs and trees, there is a pond space, decking area, private enclosed allotment space - the garden is private and not overlooked with lots of potential.

DOUBLE GARAGE
Brick built, pitched roof, two single doors to front, power and lighting 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.

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 | | |
| (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 (CO ₂) 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 |