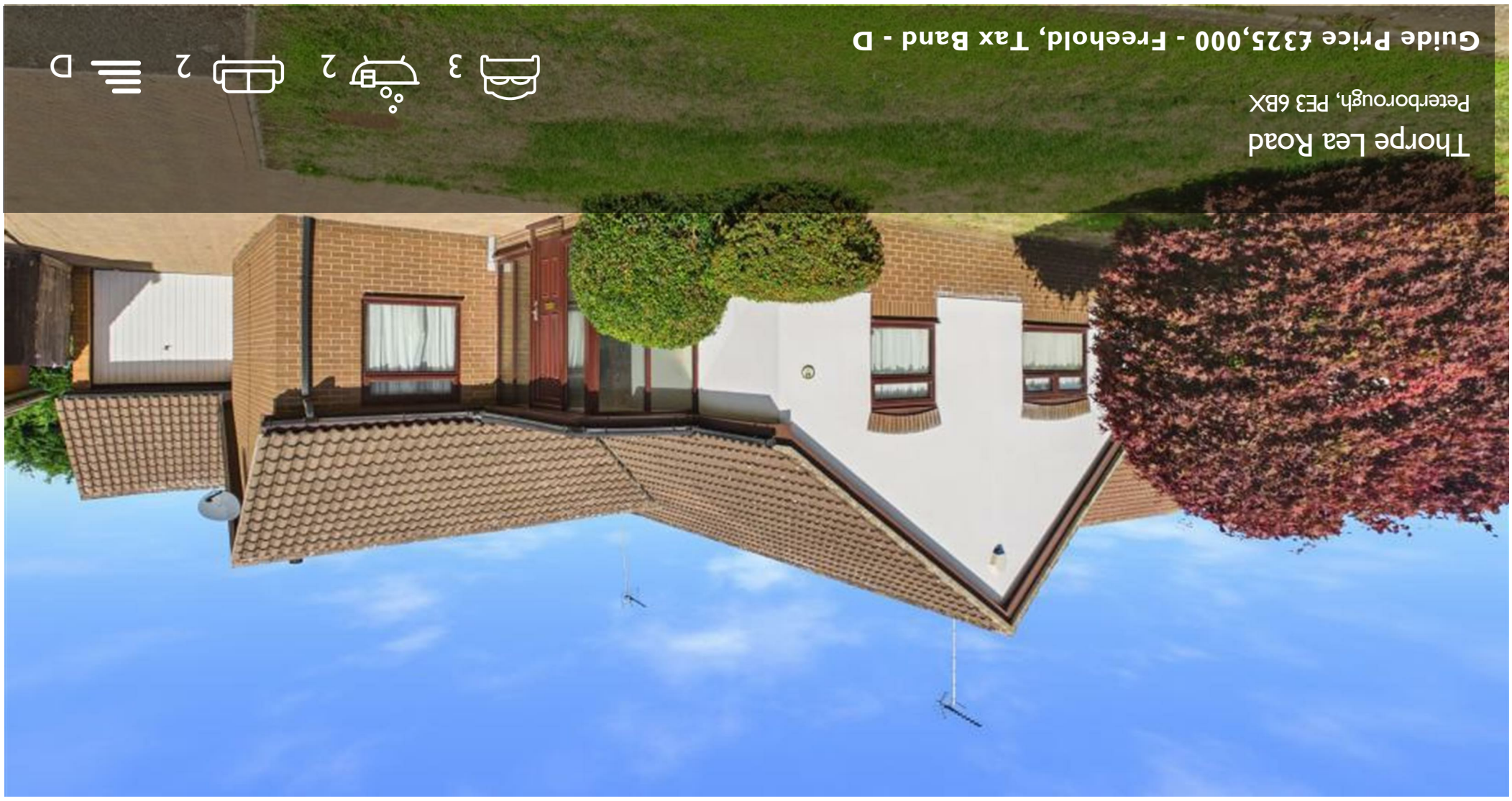


Thorpe Lea Road

Peterborough, PE3 6BX

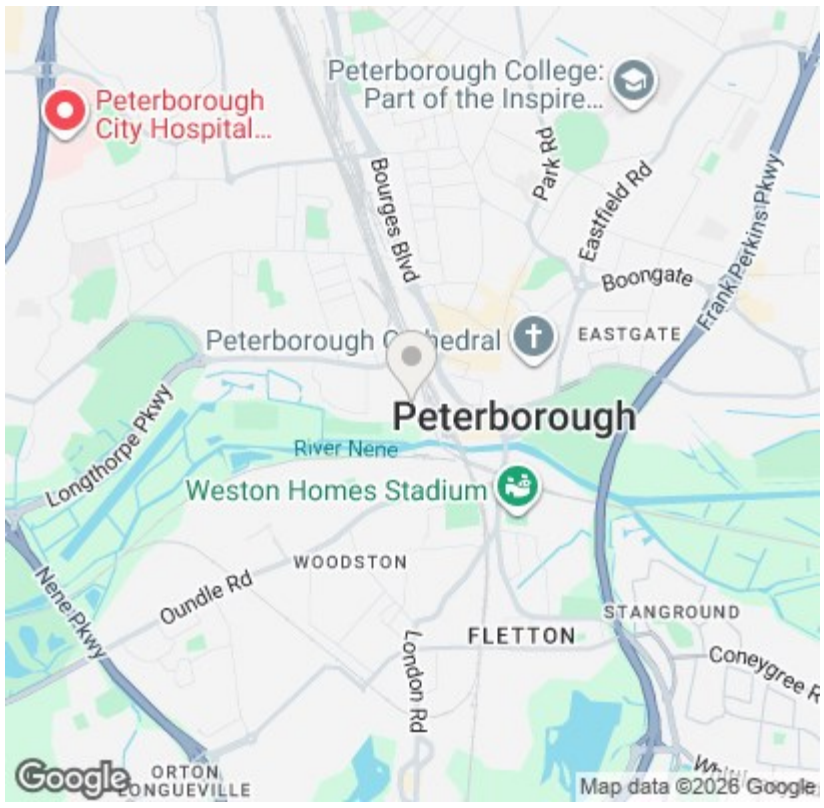
Guide Price £325,000 - Freehold, Tax Band - D

3 2 2 D

Floor Plan



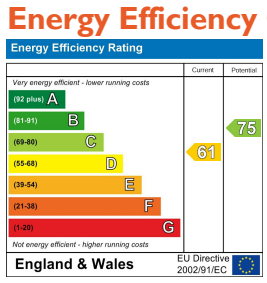
Area Map



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 licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Thorpe Lea Road

Peterborough, PE3 6BX

Guide Price £325,000 - £335,000

Nestled in a quiet cul-de-sac of bungalows on the highly sought after Thorpe Lea Road, and just a short walk from Peterborough City Centre and the train and bus stations, adjacent to Nene Park and close to the river, this spacious and extended detached bungalow offers a wonderfully versatile layout throughout. Boasting three bedrooms, an en-suite to the master, gas central heating, garage and ample off road parking, and mature front and rear gardens, this fantastic home is offered for sale with no forward chain.

Approaching this beautifully extended and spacious detached bungalow, you'll immediately appreciate its position within a quiet cul-de-sac comprising only bungalows, tucked away on the highly sought after Thorpe Lea Road, yet just a short walk from Peterborough City Centre and the train station, making it ideal for those wanting the best of peaceful residential living with excellent connectivity. Stepping through the entrance porch, you're welcomed into a generous hallway that flows seamlessly through the heart of the home, immediately giving a sense of the versatile layout on offer. To one side, the master bedroom impresses with its own private en-suite, providing a comfortable retreat, while two further well-proportioned bedrooms, bedroom two and bedroom three, offer flexible accommodation ideal for family living, guests, or a home office, and are served by a stylish family bathroom. The kitchen sits conveniently adjacent to a separate utility room, offering excellent additional storage and practicality for day to day living, while beyond this a handy rear porch provides a useful secondary entrance to the property. There is also access to the part-boarded loft via a built in ladder, with the hatch in the kitchen ceiling. The living accommodation continues to impress with a wonderfully spacious living room, seamlessly connecting through to a separate dining room, creating a fantastic space for entertaining or relaxed family life, with both rooms enjoying a lovely connection to the mature rear garden. Outside, the property benefits from equally mature front gardens, enhancing the excellent curb appeal, along with ample off road parking and access to a garage, ensuring practicality is never compromised. Throughout, the home benefits from gas central heating, ensuring warmth and comfort all year round, and with the property being offered for sale with no forward chain, this represents a rare opportunity to secure a truly versatile and well positioned bungalow without the usual delays associated with a chain.

Entrance Porch
2.81 x 1.39 (9'2" x 4'6")

Hallway
1.04 x 5.73 (3'4" x 18'9")

Living Room
4.93 x 3.84 (16'2" x 12'7")

Dining Room
4.07 x 3.37 (13'4" x 11'0")

Kitchen
4.14 x 2.53 (13'6" x 8'3")

Utility Room
2.35 x 1.47 (7'8" x 4'9")

Rear Porch
3.14 x 1.16 (10'3" x 3'9")

Master Bedroom
2.88 x 3.52 (9'5" x 11'6")

En-Suite To Master Bedroom
1.18 x 2.45 (3'10" x 8'0")

Bathroom
2.83 x 1.46 (9'3" x 4'9")

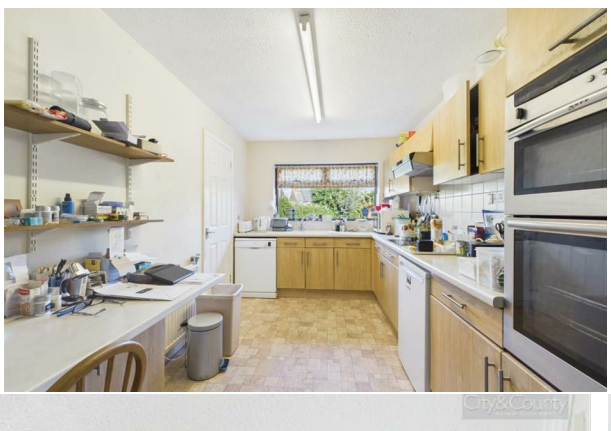






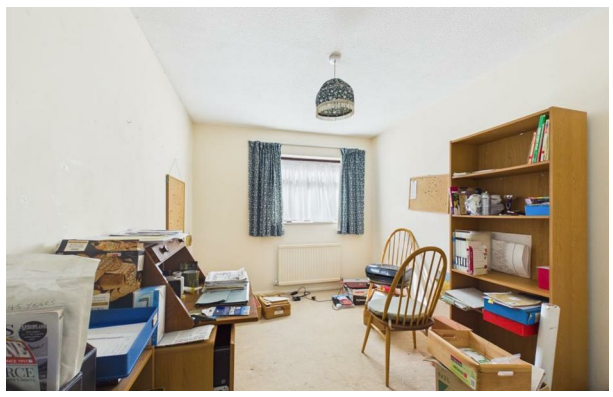


















Bedroom Two
4.15 x 2.67 (13'7" x 8'9")

Bedroom Three
3.46 x 2.67 (11'4" x 8'9")

Garage
5.25 x 2.42 (17'2" x 7'11")

EPC - D
61/75

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 (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
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: Yes
Other: No
Parking: Single Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttp
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Excellent

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.

DRAFT DETAILS AWAITING VENDOR APPROVAL