



Hurfords

Grove Lane, Longthorpe Peterborough Freehold: OIRO £775,000



# Key Features



- Hidden Gem Situated on a private road in the sought after location of Longthorpe
- Rear garden, driveway and double car port
- Set over 2,390sq/ft of accommodation
- Impressive open plan kitchen/dining/family room
- Four double bedrooms - two of which benefit from en-suites

As you step into the home, you are greeted by a spacious and inviting reception hall, setting the tone for the stylish and well-proportioned accommodation that follows.

The heart of the home is the expansive, open-plan kitchen/family/dining room, designed with a modern, sophisticated aesthetic. The kitchen boasts an extensive range of base and wall units, providing ample storage, alongside high-quality integrated Neff appliances. A central island complete with granite work surfaces, creates a focal point for food preparation and casual dining.

The adjoining breakfast and family area is bathed in natural light, thanks to the French doors that open onto the rear garden, offering a seamless connection between indoor and outdoor living spaces. This open-plan space is perfect for entertaining guests or simply enjoying everyday family meals.





Grove Lane, Longthorpe, Peterborough  
Approximate Gross Internal Area  
222 Sq M/2390 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

In addition to the open-plan living area, the ground floor also features a substantial formal reception room. With dual-aspect windows that flood the room with natural light, this spacious sitting room provides a relaxing retreat for family gatherings or more formal occasions.

A separate, generously sized study offers a quiet and dedicated workspace, ideal for those working from home or requiring a private area for study.

Completing the downstairs accommodation is a practical utility room with additional storage and laundry facilities, as well as a convenient cloakroom fitted with two piece suite including WC and wash hand basin.

The first floor of this home continues to impress, with four large double bedrooms providing plenty of space for family members and guests alike. Two of the bedrooms benefit from modern en-suite shower rooms, adding a touch of luxury and privacy.

The remaining two bedrooms share access to a well-appointed family bathroom, complete with contemporary fittings and fixtures. Each bedroom is thoughtfully designed, providing a tranquil and restful environment.

The outside of the property is equally appealing, with a gravelled driveway leading up to a double carport, providing ample parking for multiple vehicles.

The rear garden is a true haven, fully enclosed by fencing and mature hedging, ensuring both privacy and a peaceful ambiance. The garden itself is predominantly laid to lawn, punctuated by a variety of mature trees. A large patio area, ideal for alfresco dining and outdoor entertaining, completes this wonderful outdoor space, with side access offering further convenience.

# Selling your property?

Contact us to arrange a FREE home valuation.

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