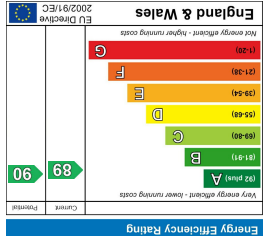


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 guarantees. 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 licensing 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.

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

**Viewing**

**Energy Efficiency Graph**



**Area Map**



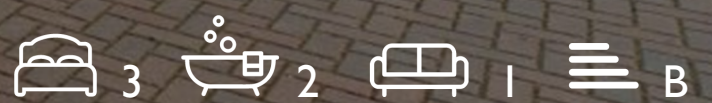
**Floor Plan**



**Wing Mews**

Thorney, Peterborough, PE6 0FU

**Offers In Excess Of £260,000 - Freehold , Tax Band - C**



# Wing Mews

Thorney, Peterborough, PE6 0FU

Modern Detached Home in Wing Mews, Thorney  
 Built in 2020, this modern stylish three-bedroom detached house offers contemporary living in a peaceful village setting. Featuring a bright kitchen diner, spacious living room, master bedroom with en-suite, and a modern family bathroom. It's ready to move in. Outside, enjoy off-road parking for two vehicles. With excellent energy efficiency (EPC B) and a convenient location close to local amenities, this home is ideal for families or first-time buyers.

Set within the sought-after Wing Mews development in Thorney, Peterborough, this beautifully presented detached home offers modern living in a peaceful village setting. Built in 2020 by Allison homes the property showcases contemporary design throughout and is presented in excellent condition, ready for immediate occupation. The welcoming entrance hall leads into a bright and spacious modern kitchen diner, thoughtfully designed for everyday family life as well as entertaining. With generous storage and ample workspace, it is both practical and stylish. The ground floor also benefits from a convenient cloakroom and a well-proportioned living room, providing a comfortable space to relax and unwind. Upstairs, there is a spacious landing leading to the three well-sized bedrooms. The principal bedroom features a modern en-suite shower room, while the remaining bedrooms are served by a sleek family bathroom.

Externally, the property enjoys off-road parking for two vehicles, a generous sized enclosed rear garden and patio area, and is ideally positioned within a quiet residential area. This family home offers easy access to all the local village amenities and transport links.

With a Council Tax Band C and an excellent EPC rating of B, this home combines style with energy efficiency. An ideal choice for families or first-time buyers, this superb property must be viewed to fully appreciate the quality, space, and lifestyle on offer.

**Entrance Hall**

1.42 x 1.56 (4'7" x 5'1")

**Living Room**

5.55 x 3.09 (18'2" x 10'1")

**Kitchen Diner**

5.57 x 3.58 (18'3" x 11'8")

**WC**

1.93 x 0.99 (6'3" x 3'2")

**Landing**

1.92 x 3.07 (6'3" x 10'0")

**Master Bedroom**

2.86 x 3.14 (9'4" x 10'3")

**En-Suite To Master Bedroom**

1.42 x 2.33 (4'7" x 7'7")

**Bedroom Two**

3.06 x 3.57 (10'0" x 11'8")

**Bathroom**

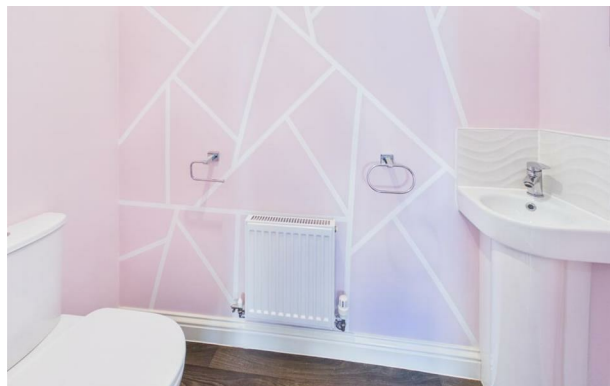
1.93 x 2.16 (6'3" x 7'1")

**Bedroom Three**

2.40 x 2.44 (7'10" x 8'0")

**EPC - B**

89/90



**Tenure - Freehold**

There is a community Green Space Charge payable, current figure is approximately £220 per annum.

**IMPORTANT LEGAL INFORMATION**

- Construction: Standard
- Accessibility / Adaptations: Wheelchair Accessible
- 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: 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: Yes
- Registered easements: No
- Shared driveway: No
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Driveway Private, Ev Charging Private
- Solar Panels: Yes - Owned Outright
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Fixed Wireless
- Internet Speed: up to 1800Mbps
- Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

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**

