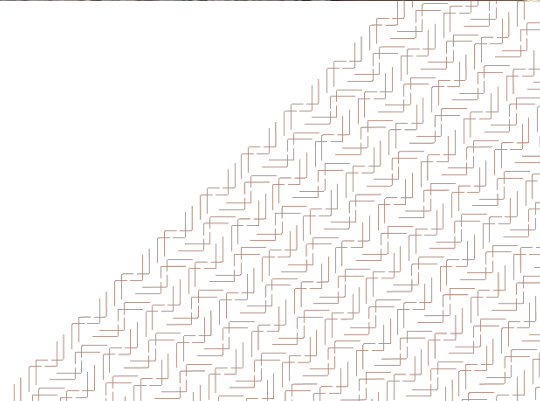




Delapre Court, Eye, PE6


BESPOKE
by northwood



Guide price £140,000



Key Features

- Popular Q-type house in the sought-after village of Eye
- Two private driveway parking spaces
- Spacious, sunny rear garden
- Open plan lounge and kitchen
- Modern fitted kitchen with ample storage





Tucked away within the highly desirable and rarely available Delapre Court, Eye, this attractive Q-type home offers a fantastic combination of character, practicality and outdoor space in one of Peterborough's most popular village locations.

Properties of this style and location rarely remain available for long, making this an excellent opportunity to secure a charming home in a popular village setting.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. The seller is Mr C. Brocklebank, who is a director of Northwood Peterborough Ltd, the estate agency marketing the property.



Front Aspect

A standout feature of this property is the generous frontage, offering off-road parking for two vehicles on a low-maintenance gravel driveway. The attractive Q-type design creates a welcoming first impression, while gated side access leads through to the rear garden. Situated within a quiet cul-de-sac in the popular village of Eye, the property enjoys a peaceful residential setting.

Entrance Hall

Entering the property, you are welcomed into a bright entrance area providing access to the main living accommodation and bathroom.

Lounge 3.74m x 3.12m (12'4" x 10'2")

The lounge is a wonderfully bright and comfortable living space, benefitting from a vaulted ceiling that enhances the feeling of space and light. Patio doors open directly onto the rear garden, while the Velux roof window above the staircase allows natural light to filter through the property, creating an airy and welcoming atmosphere. There is ample space for lounge furniture, making this an ideal setting for both relaxing and entertaining.

Kitchen 2.12m x 2.01m (7'0" x 6'7")

Open to the lounge, the modern fitted kitchen has been thoughtfully designed to maximise storage and workspace. A range of contemporary wall and base units are complemented by attractive worktops and tiled splashbacks. There is space for appliances and excellent preparation areas, making the kitchen both practical and stylish for everyday living.

Bathroom 1.9m x 1.7m (6'2" x 5'7")

The bathroom is fitted with a modern white suite comprising a panelled bath with electric power shower over and fitted shower screen, wash hand basin and WC. The room is well-presented and offers both practicality and comfort for everyday use.

Bedroom 4.04m x 2.64m (13'4" x 8'8")

Accessed directly from the staircase, the bedroom is a spacious and inviting double room featuring fitted mirrored wardrobes which provide excellent built-in storage. A double-glazed window overlooking the front aspect fills the room with natural light, while the Velux roof window creates a bright, airy feel and allows additional daylight to flow throughout both the bedroom and living space below. There is ample room for a king sized bed and additional bedroom furniture, making this a comfortable and practical retreat.



Rear Garden

The rear garden has been thoughtfully landscaped to create an attractive, low-maintenance outdoor space that can be enjoyed throughout the year. Immediately outside the property is a generous paved patio, providing the perfect setting for outdoor dining, entertaining guests or relaxing in the sunshine.

Beyond the patio, decorative stone beds are neatly framed by substantial timber railway sleeper borders, creating distinct seating and garden areas that add both character and practicality. An area of artificial lawn provides year-round greenery without the maintenance associated with traditional grass, while mature trees beyond the rear boundary help create a pleasant and private backdrop.

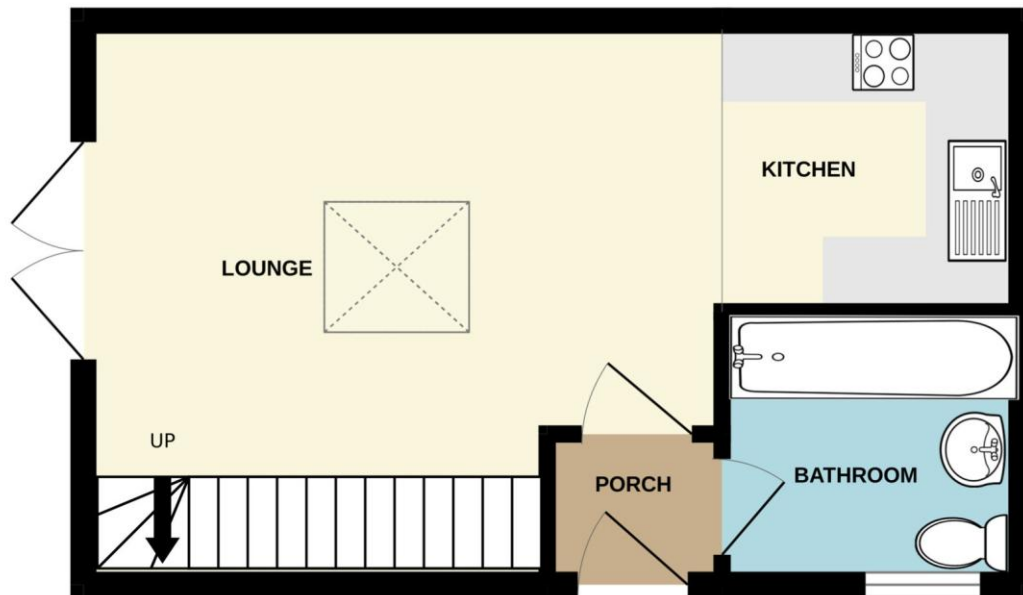
The garden is fully enclosed with gated side access and benefits from a sunny aspect, making it an ideal extension of the living space during the warmer months. A useful storage shed offers excellent space for garden equipment, bicycles and outdoor furniture.

Location

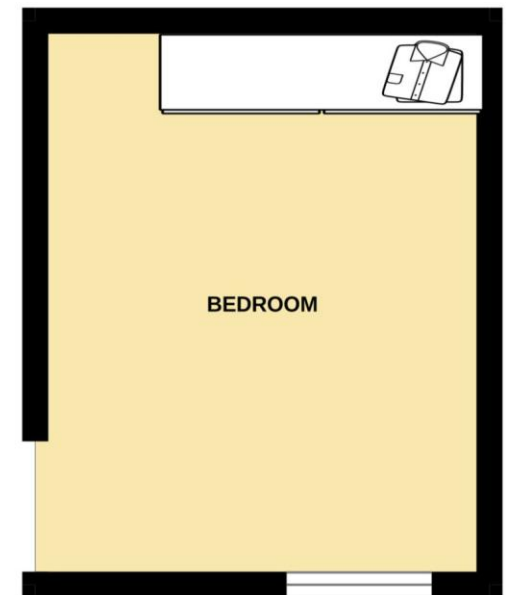
Delapre Court is a highly sought-after cul-de-sac within the popular village of Eye. The village offers a range of local amenities, schooling, pubs and countryside walks, whilst remaining conveniently located for Peterborough city centre, road links and railway connections. Homes of this style and location are rarely available, making this an excellent opportunity for first-time buyers, downsizers and investors alike.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		


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