



Pingle Lane, Northborough, Peterborough Freehold Price £425,000

Hurfords

Key Features



- Sought after Village Location
- AMVC Catchment
- Off road parking
- Potential to extend (STP)
- Gas central heating

A key highlight is its location within the highly regarded Arthur Mellows Village College (AMVC) catchment, making it an excellent choice for families. The village also benefits from a well-regarded primary school, along with a convenient local shop and traditional pub, creating a welcoming community atmosphere and providing essential amenities within easy reach.

The ground floor offers a fantastic range of flexible living spaces, including a study, family room with French doors leading to the garden, a generous lounge opening into a dining area, and a well-appointed kitchen breakfast room ideal for both everyday use and entertaining. A separate utility room and WC add further practicality.



Upstairs, the property continues to impress with three well-proportioned bedrooms, including a principal bedroom with en-suite facilities. The remaining bedrooms are served by a modern shower room.

Externally, the property stands on an attractive plot with a gravel driveway providing off-road parking, along with a substantial car port offering excellent storage or potential for alternative uses. The rear garden is mainly laid to lawn with a patio seating area, perfect for enjoying outdoor dining and relaxation.

This is a wonderful opportunity to acquire a spacious and flexible home in a desirable village setting, combining peaceful surroundings with excellent local amenities and schooling.

Viewing is highly recommended to fully appreciate all on offer.



Pingle Lane, Northborough, Peterborough PE6 9BW

Approximate gross internal area:

Total = 1492 Sq. Ft (138.72 Sq. M)

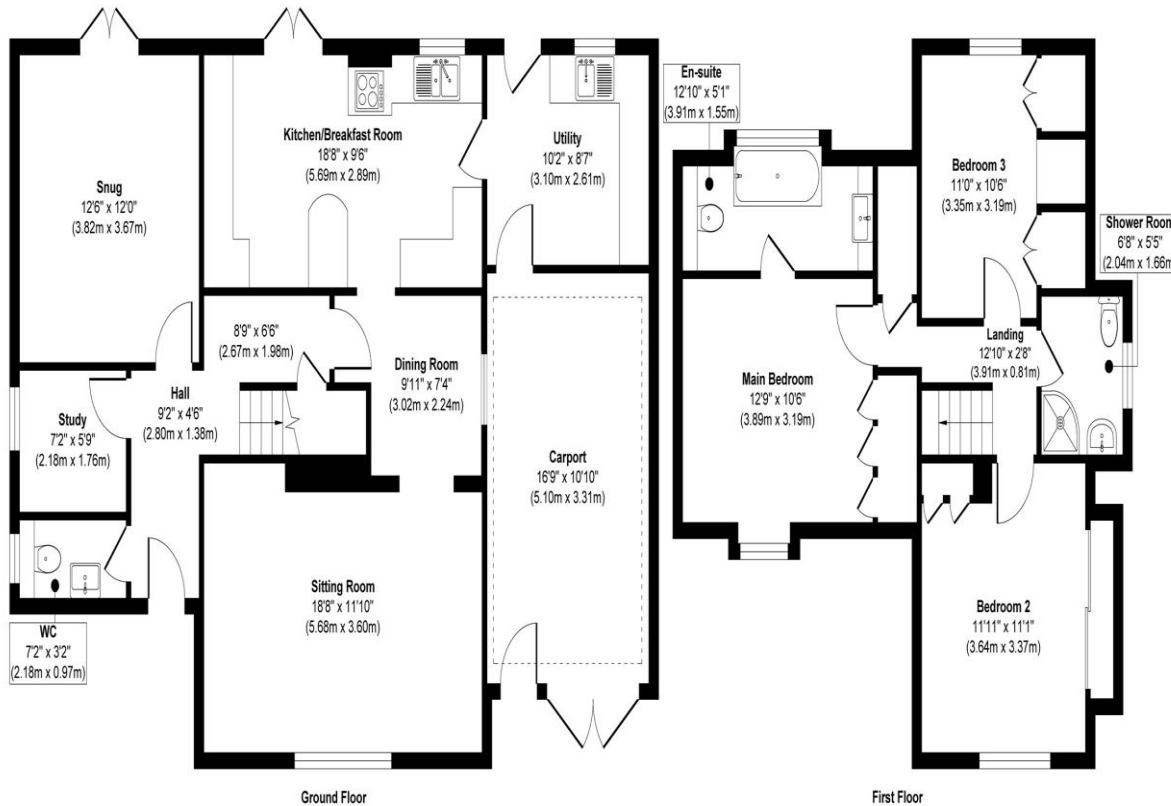


Illustration for identification purposes only, measurements are approximate, not to scale.

Selling your property?

Contact us to arrange a FREE home valuation.

 01733 380956

 Unit 5, The Barns Milton Lane, Castor, PETERBOROUGH, Cambridgeshire , PE5 7DH

 info@hurfords.co.uk

 www.hurfords.co.uk



 SCAN ME



Hurfords is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Hurfords has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Hurfords has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: HUC104529 - 0002

