

Property details **approval form**

12 Down Gate, Peterborough, Cambridgeshire, England, PE3 6SZ

Date: 30 March 2026 **Property Ref and Version:** HUC104421 - 0005

Selling your home with us!

Hurfords

◆ **Let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Directions | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Hurfords office:

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

T 01733 380956 **E** info@hurford.co.uk

Property details **approval form**

12 Down Gate, Peterborough, Cambridgeshire, England, PE3 6SZ

Date: 30 March 2026 **Property Ref and Version:** HUC104421 - 0005

◆ Price

guide price £475,000

Tenure: Freehold

◆ Key Features

- Detached Family Home
- Large Rear Garden
- Potential to Extend
- Cul De Sac Setting
- Two Reception Rooms
- Attractive Asking Price
- EPC Rating: B

◆ Short Description

This property is a superb family home that offers a fantastic living space that lets light flood throughout the property with its generous size accommodation.

Your Hurfords office:

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

T 01733 380956 **E** info@hurfords.co.uk

Property details **approval form**

12 Down Gate, Peterborough, Cambridgeshire, England, PE3 6SZ

Date: 30 March 2026 **Property Ref and Version:** HUC104421 - 0005

◆ **Description**

The property benefits from a large walled rear garden, which is private and not overlooked by neighbours. The space around the property offers further potential for further extensions both aside and the rear of the property (subject to planning)

The front of the property also boasts generous off-road parking for several vehicles with a double attached garage, providing further parking, this is accessed via a small private shared drive way. This has potential to be converted for further accommodation if desired (subject to planning)

The property is approached via a shared small private shared driveway.

The area is well sought after and one of the many attractions to the area is the well-regarded junior and local schools, as well as a host of local amenities as well as being reasonably close to the Peterborough Parkway System.

Set in a popular area of Longthorpe with easy access to the A1 and the city centre's railway station, as well as the local Bluebell Woods, ideal for nature lovers, dog walkers and runners alike.

The first floor offers four generous sized bedrooms, and with its large refitted four-piece bathroom suite which complements the accommodation on offer, this has potential to be reversed engineered back to an en-suite and smaller bathroom, if desired.

The Living Room has a beautiful working log burner. The property is ideally suited for a large family, also for those who like to entertain given the size of the proportions of the plot and its locality.

An early viewing is recommended on this very attractively priced property.

Your Hurfords office:

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

T 01733 380956 **E** info@hurfords.co.uk

Property details approval form

12 Down Gate, Peterborough, Cambridgeshire, England, PE3 6SZ

Date: 30 March 2026 Property Ref and Version: HUC104421 - 0005

◆ Property Images



Your Hurfords office:

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

T 01733 380956 E info@hurfords.co.uk

Property details approval form

12 Down Gate, Peterborough, Cambridgeshire, England, PE3 6SZ

Date: 30 March 2026 Property Ref and Version: HUC104421 - 0005

◆ Property Images



Your Hurfords office:

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

T 01733 380956 E info@hurfords.co.uk

Property details **approval form**

12 Down Gate, Peterborough, Cambridgeshire, England, PE3 6SZ

Date: 30 March 2026 **Property Ref and Version:** HUC104421 - 0005

Your Hurfords office:

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

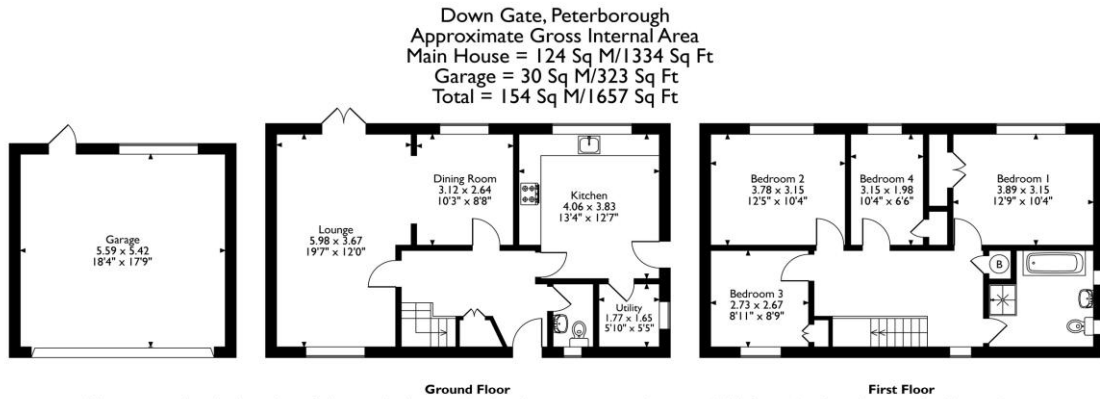
T 01733 380956 **E** info@hurfords.co.uk

Property details approval form

12 Down Gate, Peterborough, Cambridgeshire, England, PE3 6SZ

Date: 30 March 2026 Property Ref and Version: HUC104421 - 0005

◆ Floor Plan



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.

◆ Approval

	Signature	Date
Colin McMurrich		
Mr C. Titchner		

Your Hurfords office:

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

T 01733 380956 E info@hurfords.co.uk