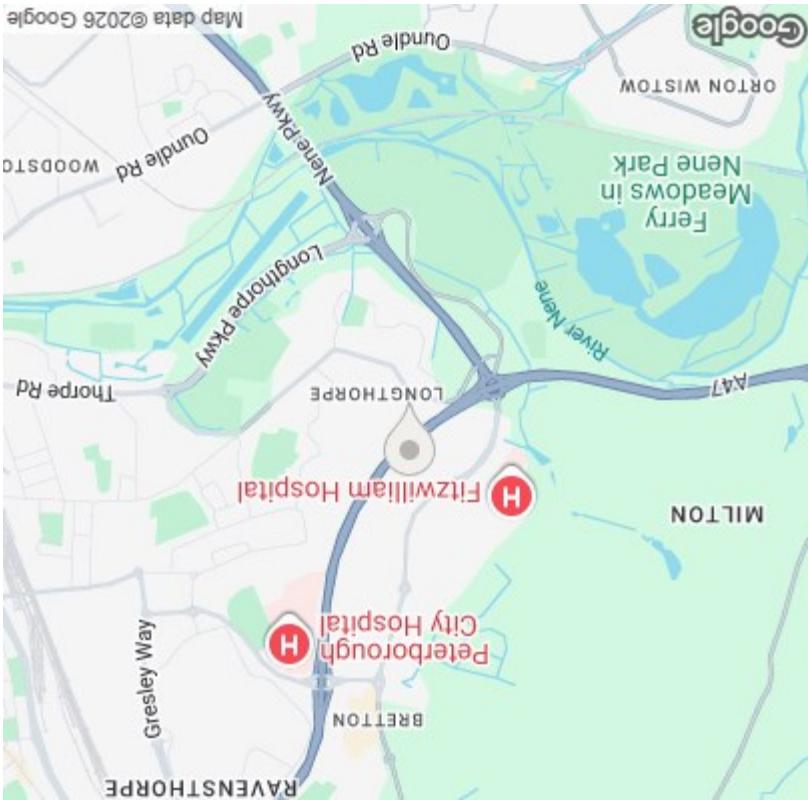


PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residentialhousing/selective-licensing/>

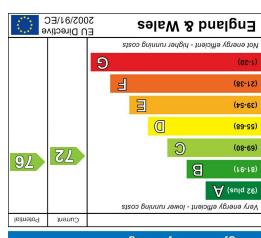
Please note that the Agent has not been tested. Neither has the Agent checked legal documentation to verify the legality of any guarantee or the property. All guarantees, measurements, floorplans and disclosures referred to are given as a guide only and should not be relied upon for the purchase of carpets 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.

Disclosures and specific fittings have not been tested. Neither has the Agent 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 fixtures fittings have not been tested. Neither has the Agent checked legal documentation to verify the availability of any guarantee or the property. All guarantees, measurements, floorplans and disclosures 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.

Energy Efficiency Graph



Area Map



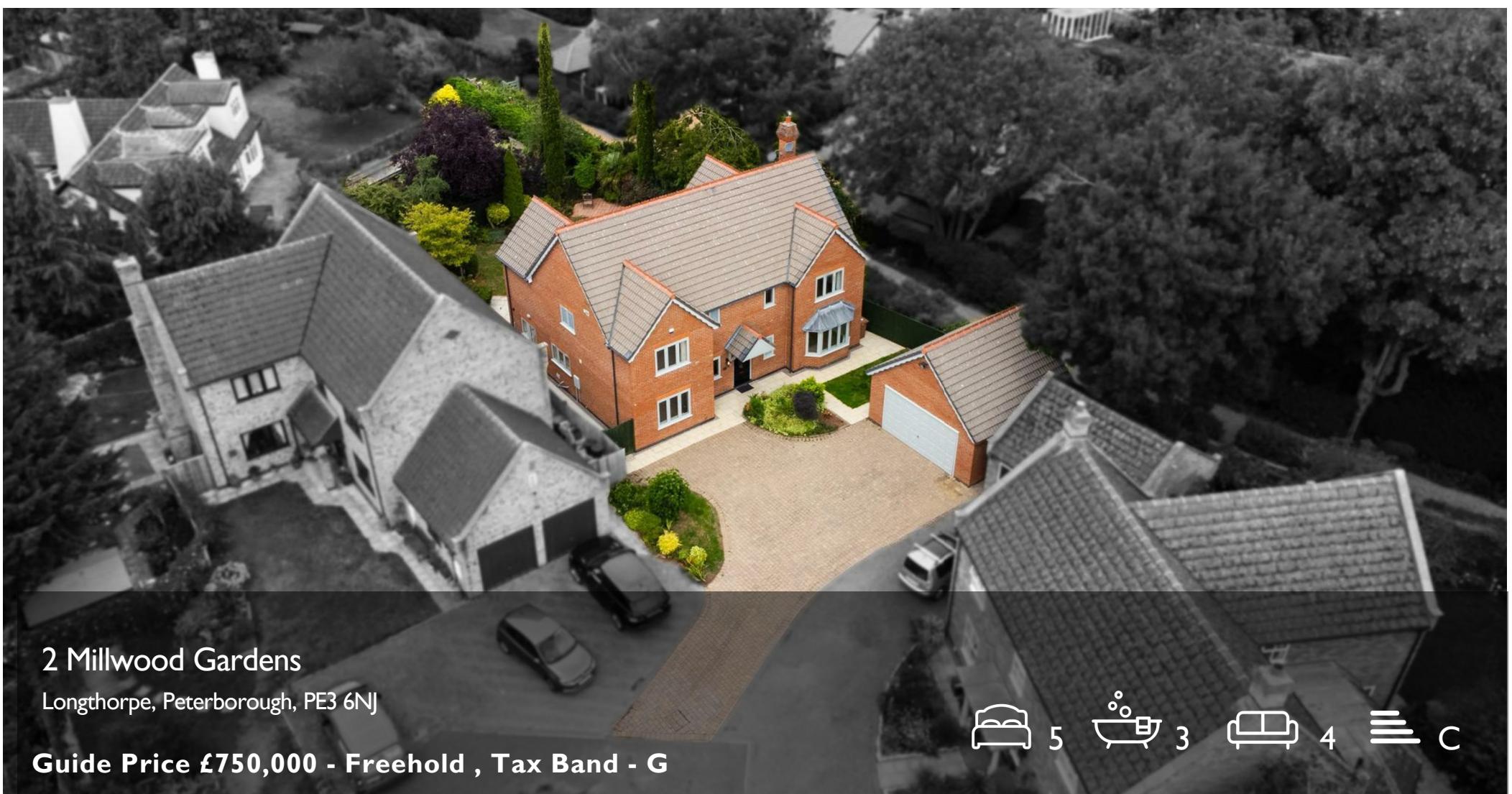
Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing.

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to further information.

Viewing



Floor Plan



2 Millwood Gardens

Longthorpe, Peterborough, PE3 6NJ

£750,000 - £775,000 GUIDE PRICE - Millwood Gardens in Longthorpe, Peterborough presents a rare opportunity to own a prestigious, recently renovated detached home with no forward chain. Set in a sought-after and desirable location, this impressive property offers generous and versatile living space across four reception rooms, ideal for both family life and entertaining. The home boasts five spacious double bedrooms, including two en-suites, providing comfort and privacy for all. Accessed via gated entry, the property features a detached double garage and a private, enclosed rear garden that is mainly laid to lawn—perfect for outdoor relaxation or family gatherings. Combining elegance, space, and security, this home offers an exceptional lifestyle in one of Peterborough's most desirable neighbourhoods.

Millwood Gardens in Longthorpe, Peterborough is a distinguished and immaculately presented detached residence offering exceptional space, style, and privacy. Set behind secure gated access, the home opens into a grand entrance hall that immediately sets the tone for the property's elegance and scale. The ground floor boasts four beautifully proportioned reception rooms, including a formal lounge, a separate dining room ideal for entertaining, a comfortable snug for relaxed evenings, and a bright study positioned at the front of the house—perfect for working from home. To the rear, a stunning open-plan kitchen diner acts as the heart of the home, featuring dual access points to the garden and ample space for both family living and social gatherings. A convenient WC is located just off the entrance hall, completing the ground floor layout. Upstairs, the property continues to impress with five generously sized double bedrooms. The luxurious master suite is positioned for privacy, featuring its own en-suite bathroom and views over the rear garden. Another bedroom also benefits from an en-suite, while the remaining bedrooms are served by a stylish family bathroom. The first floor offers a spacious landing that enhances the sense of openness and provides easy flow between rooms.

Externally, the property enjoys a large, private rear garden, mainly laid to lawn—perfect for outdoor relaxation and children's play. A detached double garage provides secure parking and additional storage, complementing the ample driveway space.

With a total area of approximately 251 square metres and recently renovated throughout, this property combines prestige, practicality, and modern comfort in one of Peterborough's most desirable locations, making it an exceptional family home with no forward chain.

Entrance Hall
7.05 x 3.59 (23'1" x 11'9")

Snug
3.70 x 3.63 (12'1" x 11'10")

Kitchen Diner
3.69 x 7.06 (12'1" x 23'1")

Dining Room
5.51 x 3.01 (18'0" x 9'10")

Lounge
3.78 x 5.96 (12'4" x 19'6")

Study
3.77 x 3.61 (12'4" x 11'10")

WC
1.83 x 1.01 (6'0" x 3'3")

Landing
3.00 x 3.58 (9'10" x 11'8")

Master Bedroom
3.77 x 4.91 (12'4" x 16'1")

En-Suite to Master Bedroom
2.22 x 2.99 (7'3" x 9'9")



Hallway
3.95 x 1.19 (12'11" x 3'10")

Bedroom Two
3.70 x 3.63 (12'1" x 11'10")

En-Suite To Bedroom Two
2.62 x 2.26 (8'7" x 7'4")

Bedroom Three
3.69 x 3.00 (12'1" x 9'10")

Bathroom
1.89 x 3.37 (6'2" x 11'0")

Bedroom Four
3.19 x 3.03 (10'5" x 9'11")

Bedroom Five
2.76 x 4.17 (9'0" x 13'8")

Garage
5.51 x 5.71 (18'0" x 18'8")

EPC - C
72/76

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard

Accessibility / Adaptations: None

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: No

Registered easements: No

Shared driveway: No

Third party loft access: No

Third party drain access: No

Other: No

Parking: Double Garage, Driveway Private, Gated Parking

Solar Panels: Yes - Owned Outright

Water: Mains

Electricity: Mains Supply

Sewerage: Mains

Heating: Gas Mains

Internet connection: Ftp

Internet Speed: up to 1000Mbps

Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Excellent, Vodafone - Excellent

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.