

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 guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of the property. 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.



Floor Plan



Glamis Gardens

Longthorpe, Peterborough, PE3 9PQ

****Guide Price £600,000 - £625,000****

A rare opportunity to acquire this substantial five bedroom detached executive residence, set on a generously proportioned plot within the highly sought after Glamis Gardens, just off Thorpe Road. Offered to the market with no forward chain, this impressive family home provides exceptional living space and versatile accommodation throughout. Perfectly positioned within proximity to Peterborough City Centre and the train station, the property combines prestige, privacy and convenience in equal measure.

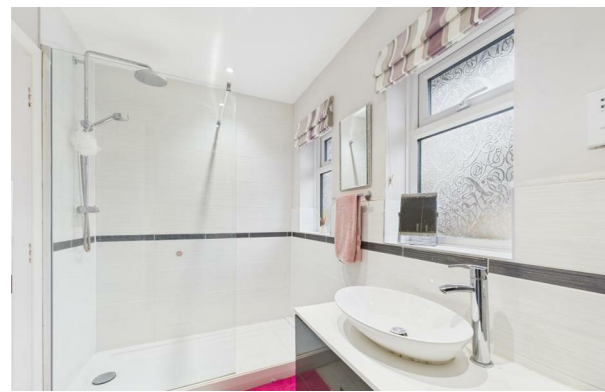
Positioned on one of Peterborough's most prestigious residential roads, Glamis Gardens is renowned for its mature setting, strong owner occupier appeal and convenient access to the city centre. This substantial detached home occupies a notably large plot and offers over 2,400 sq ft of flexible accommodation, making it an ideal long term family residence. The ground floor is exceptionally well laid out, providing four generous reception rooms that cater effortlessly to both family living and entertaining. These include a spacious lounge, a separate living room and an additional reception room that could be used as a formal dining room, family room or playroom. A study is also located on the ground floor, ideal for home working, alongside a downstairs cloakroom. At the heart of the home is a well-proportioned kitchen and dining space, complemented by a further separate utility room that can also be used as a second kitchen, offering excellent functionality for larger households or those who enjoy hosting. The layout also presents clear scope for reconfiguration or open plan living, subject to the necessary consents. Upstairs, the first floor offers five well sized bedrooms, all accessed from a central landing. The master bedroom is particularly impressive, benefitting from a spacious en-suite bathroom. The remaining bedrooms are served by a family bathroom, making the layout ideal for growing families or multi-generational living. Externally, the property continues to impress. To the front, there is a driveway providing ample off-road parking, alongside a tandem garage. The south facing rear garden is a standout feature, being both private and enclosed, as well as offering a vast array of beautiful mature plants and a large block paved patio area that is ideal for outdoor dining and entertaining. The plot size and setting are rarely available within this location.

The property is offered with no forward chain, allowing for a smooth and efficient purchase. Its proximity to Peterborough City Centre, mainline train station and excellent local schooling further enhances its appeal. Overall, this is a rare opportunity to secure a substantial executive home in one of Peterborough's most desirable locations, offering space, flexibility and future potential in equal measure.

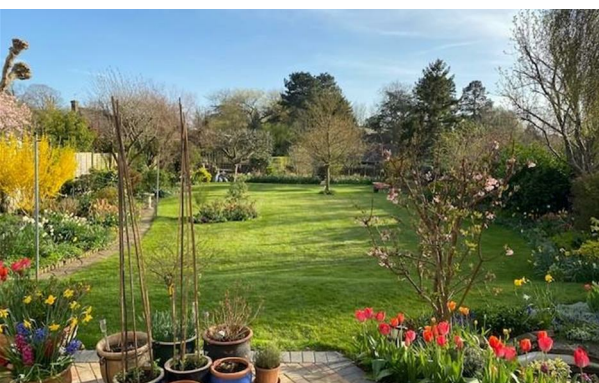
- Hallway**
3.45 x 2.58 (11'3" x 8'5")
- WC**
2.05 x 0.96 (6'8" x 3'1")
- Living Room**
4.22 x 6.49 (13'10" x 21'3")
- Dining Room**
4.67 x 3.18 (15'3" x 10'5")
- Utility Room/Second Kitchen**
5.63 x 2.35 (18'5" x 7'8")
- Kitchen Diner**
1.86 x 6.53 (6'1" x 21'5")
- Kitchen Diner**
3.63 x 3.17 (11'10" x 10'4")
- Hallway**
3.61 x 1.17 (11'10" x 3'10")
- Study**
3.35 x 2.63 (10'11" x 8'7")



- Living Room**
5.21 x 3.69 (17'1" x 12'1")
- Landing**
2.36 x 4.22 (7'8" x 13'10")
- Master Bedroom**
5.31 x 3.69 (17'5" x 12'1")
- En-Suite To Master Bedroom**
1.51 x 3.63 (4'11" x 11'10")
- Bedroom Two**
3.70 x 3.57 (12'1" x 11'8")
- Bedroom Three**
2.98 x 2.84 (9'9" x 9'3")
- Bathroom**
3.09 x 1.39 (10'1" x 4'6")
- Bedroom Four**
2.68 x 3.16 (8'9" x 10'4")
- Bedroom Five**
2.68 x 2.57 (8'9" x 8'5")
- Garage**
8.34 x 2.78 (27'4" x 9'1")
- EPC - C**
69/75
- Tenure - Freehold**



IMPORTANT LEGAL INFORMATION
 Construction: Standard
 Accessibility / Adaptations: Lateral Living, Level Access, Level Access Shower, Step Free Access
 Building safety: No
 Known planning considerations: None
 Flooded in the last 5 years: No
 Sources of flooding: n/a
 Flood defences: 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, Off Street Parking, Street Parking - Permit NOT Required
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Gas Mains
 Internet connection: Fttc
 Mobile Speed: up to 1000Mbps
 Mobile Coverage: EE - 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