



Church Street
Northborough, Peterborough, PE6 9BN

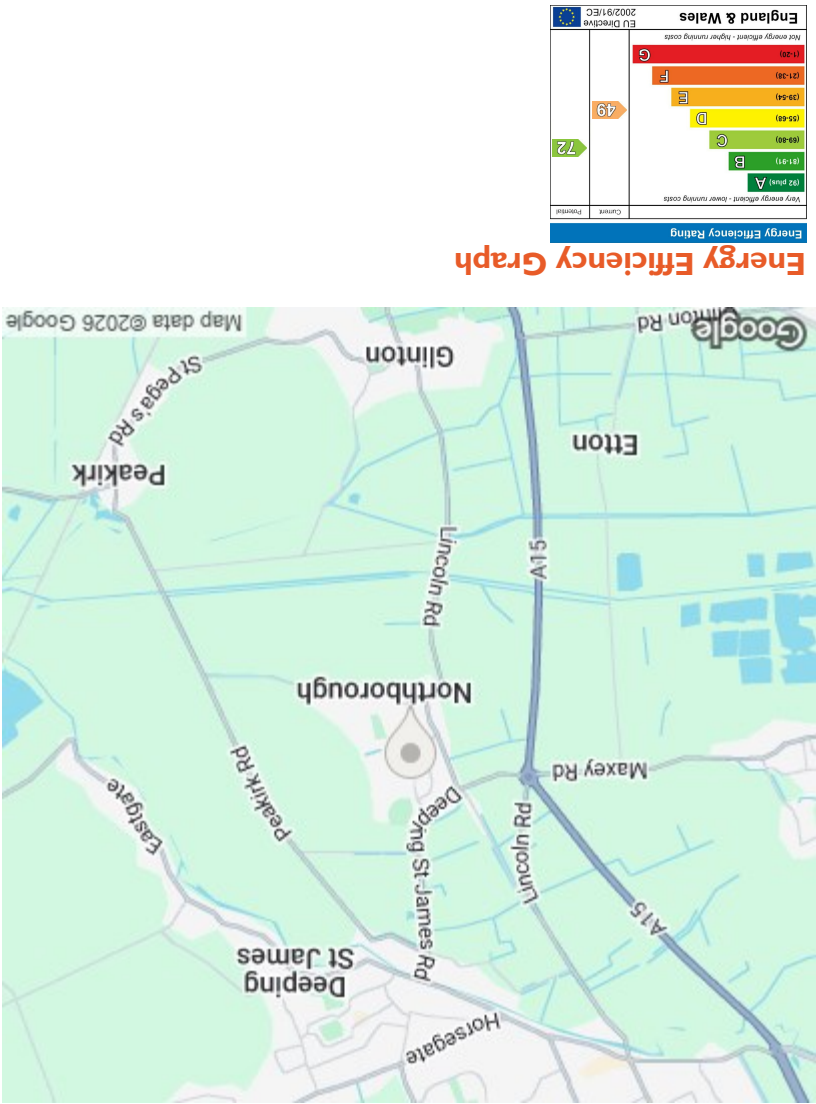
Offers In The Region Of £600,000 - Freehold , Tax Band - F

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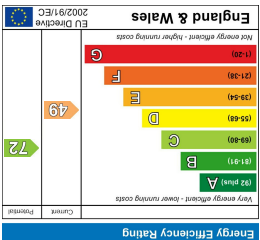
Floor Plan



Area Map



Energy Efficiency Graph



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 guarantees. All photographs, measurements, floorplans and distances 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. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable.

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.

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

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An exceptional and spacious four-bedroom detached family home, set on a generous plot of approximately one third of an acre, situated on the highly regarded Church Street in the sought after village of Northborough. Offering versatile and well-proportioned accommodation across two floors, the property boasts beautiful mature gardens, ample off-road parking, a double garage with power, and a characterful stone-built barn ripe for conversion with power and water connected. With gas central heating, scope to extend further subject to planning permission, and offered with no forward chain, this is a truly rare opportunity in a prestigious village setting.

Occupying a substantial plot of approximately one third of an acre, subject to survey, this impressive and beautifully presented detached home is situated on the historic and picturesque Church Street, in the heart of the highly sought after village of Northborough, offering a rare combination of character, space, and versatility. Upon arrival, the welcoming entrance porch sets the tone for the property, leading through into a generous entrance hall which provides a natural hub to the ground floor, with a convenient WC/cloakroom off to one side. The spacious living room is a real centrepiece of the home, offering a wonderfully light and airy space ideal for family life and entertaining, while the open plan dining area flows seamlessly into the well-appointed kitchen, creating a sociable heart to the house. A separate utility room provides excellent practicality, and the study adds further flexibility, whether as a home office, snug, or additional reception room. Ascending to the first floor, the landing serves four well-proportioned bedrooms, including a generous master bedroom complete with its own en-suite shower room, whilst a stylishly appointed family shower room serves the remaining bedrooms. Bedroom two is complemented by the added benefit of a walk-in wardrobe, providing excellent storage and dressing space. Outside, the property truly comes into its own, with beautiful mature gardens to both the front and rear, featuring an array of stunning mature trees that lend the plot a real sense of established grandeur and privacy. There is ample off-road parking to the front, along with a detached double garage benefitting from power connected, ideal for storage, vehicles, or use as a workshop. A particular highlight of the property is the stone-built barn situated within the grounds, a characterful and versatile outbuilding which is ripe for conversion — subject to the necessary planning permissions — and which already benefits from both power and water connected, making it an exciting prospect for a variety of uses including a home office, annexe, or additional living space. The property is warmed throughout by gas central heating, and for those looking to put their own stamp on the home, there is also scope to extend further, subject to planning permission. Offered to the market with the added advantage of no forward chain, this exceptional family home on one of Northborough's most coveted addresses truly must be viewed to be fully appreciated. Probate has been granted.

- Entrance Porch**
1.25 x 1.75 (4'1" x 5'8")
- Entrance Hall**
3.25 x 3.15 (10'7" x 10'4")
- WC**
1.86 x 1.48 (6'1" x 4'10")
- Study**
1.79 x 3.14 (5'10" x 10'3")
- Living Room**
4.91 x 5.03 (16'1" x 16'6")
- Dining Area**
2.64 x 3.51 (8'7" x 11'6")
- Kitchen**
3.76 x 3.66 (12'4" x 12'0")



- Utility Room**
2.18 x 2.72 (7'1" x 8'11")
- Landing**
4.61 x 0.93 (15'1" x 3'0")
- Master Bedroom**
3.15 x 5.00 (10'4" x 16'4")
- En-Suite To Master Bedroom**
2.08 x 1.90 (6'9" x 6'2")
- Bedroom Two**
4.33 x 2.72 (14'2" x 8'11")
- Walk In Wardrobe To Bedroom Two**
1.22 x 1.67 (4'0" x 5'5")
- Shower Room**
3.07 x 1.70 (10'0" x 5'6")
- Bedroom Three**
2.85 x 2.70 (9'4" x 8'10")
- Bedroom Four**
2.69 x 2.68 (8'9" x 8'9")
- Garage**
6.15 x 4.94 (20'2" x 16'2")
- Barn**
3.92 x 8.46 (12'10" x 27'9")
- WC In Barn**
0.97 x 1.86 (3'2" x 6'1")
- EPC - E**
49/72
- Tenure - Freehold**

