

Stokesay Court Longthorpe

Hurfords



- Well-presented detached family home
- Four bedrooms
- Refitted kitchen and bathroom
- Open-plan flexible reception rooms
- Large private well maintained rear gardens
- Double garage and driveway

30 Stokesay Court

Peterborough

PE3 6SL

The Property

A detached family home situated in a quiet cul-de-sac close to Longthorpe Green and well-presented throughout. The property briefly comprises of a kitchen, dining room, living room, playroom, conservatory, downstairs cloakroom, four bedrooms and a family bathroom.

The property is entered via the entrance hall with the stairs leading up to the first floor and downstairs cloakroom. To the left is the kitchen which has a range of refitted base and wall units, integrated appliances and a door providing access to outside. To the right is the playroom which could also be utilised as a study/home office. Located to the rear of the property is the large open planning living room which has a door accessing the garden and an open entrance into a dining area. Off the dining area is the large conservatory.

On the first floor are three double bedrooms, single bedroom and family bathroom which has also been refitted.

Outside

To the front is a paved double driveway leading to a double garage fitted with an electric door and well maintained front garden. To the left is gated access leading to the rear garden. The large private rear garden is mainly laid to lawn with a raised deck and pergola ideal for alfresco dining. The double garage can also be accessed via a door from the garden.



Wansford is a picturesque village, set on the banks of The River Nene and equidistant between the market town of Stamford the Cathedral City of Peterborough, both of which offer a wide variety of amenities, including extensive retail opportunity, restaurants and eateries and leisure facilities. The village itself is well served with a convenience store, post office, two public houses, a hotel and doctors surgery. Wansford also has excellent schooling in the area, with public schools in both Oundle and Stamford, plus is within the catchment area for the sought after Arthur Mellows Village College at Glington. Wansford is surrounded by open countryside and offers a choice of walking routes also providing easy access to The



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Rooms & Measurements

Entrance Hall

Cloakroom

Playroom - 7' 4" x 7' 2"

Kitchen - 12' 2" x 8' 6"

Lounge - 15' x 13' 2"

Dining Room - 11' 4" x 8' 6"

Conservatory - 12' 4" x 7' 1"

First Floor

Bedroom 1 - 13' 4" x 11' 1"

Bedroom 2 - 10' 9" x 10' 4"

Bedroom 3 - 10' 4" x 9' 1"

Bedroom 4 - 8' 10" x 7' 3"

Bathroom

EPC Rating: D

Tenure: Freehold



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