

# Thorpe Road Longthorpe

Hurfords



- - NO CHAIN - Prime location close to city centre amenities - Set on a plot approx. 2/3 acre (sts)
- Development opportunity to additional land at the rear (stpp & access)
- Four double bedrooms - En-suite to the master
- Family bathroom - shower room - cloakroom
- Three reception rooms plus wrap around conservatory
- Large kitchen with utility & laundry room/store
- Spacious driveway
- Detached double garage
- Workshop & outbuildings
- Beautiful mature landscaped gardens with patio area



Woodlea offers a fantastic opportunity to acquire a substantial detached property set on a large plot, approaching 2/3 acre (sts), on Thorpe Road in the sought-after village of Longthorpe. The property could easily be improved and extended to create a larger dwelling if required, subject to planning.

The accommodation briefly comprises; a large entrance hall, living room, dining room, wrap-around conservatory, kitchen/breakfast room, downstairs cloakroom and a further reception room.

On the first floor there are four double bedrooms, en-suite to the master, a family bathroom and a family shower room.

Outside, there are established gardens, detached garaging, a workshop and outbuildings.

The property is entered via an entrance porch, with tiled flooring and a door giving access to the entrance hallway, with stairs to the first floor on the left and access to a cloakroom on the right.

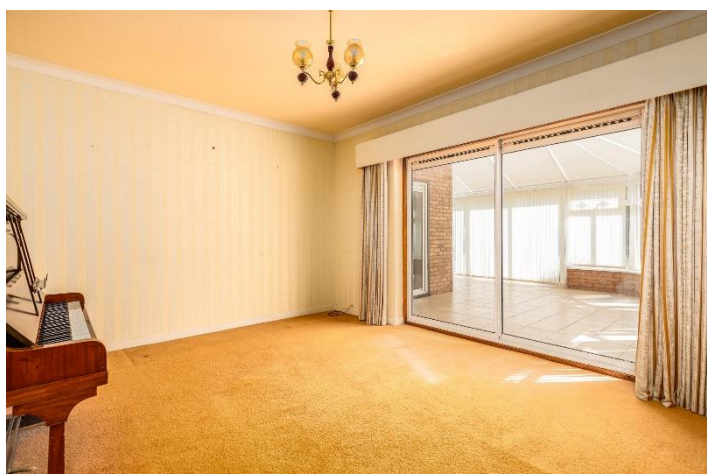
To the left of the hallway there are double doors giving access into the large living room, with a window to the front aspect, a feature fireplace and patio doors leading into the conservatory at the rear of the property.

Off the hallway, there is a dining room sitting centrally, also with patio doors leading through to the conservatory at the rear. The conservatory wraps around the sitting room and dining room in an L-shape design and has tiled flooring and doors giving access to the landscaped gardens.

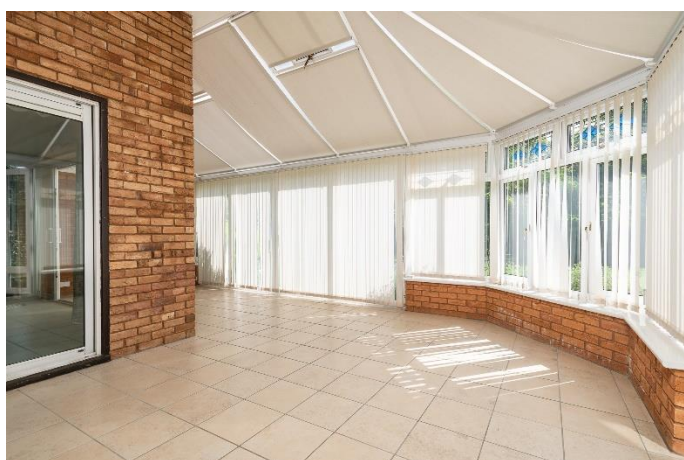
From the hallway and situated on the right hand side there is a further reception room which could easily be used as a family room or a study.

The kitchen sits at the rear of the property and is fitted with a range of base and wall units, windows to the rear aspect and with access through to a large utility room. There is further access through to a rear lobby, with a storage cupboard and access out onto the driveway.

On the first floor, a galleried landing gives access to four double bedrooms, with three situated to the rear aspect overlooking the gardens. There is a family bathroom, a shower room and an en-suite to the master bedroom.



Hurfords



## Outside

The property sits on a large plot of approximately 2/3 acre (sts) with a large hard standing driveway providing ample off-road parking with a block paved area towards the house. There is a detached double garage with additional workshop/outbuildings to the rear and gated access into the gardens.

The rear gardens are well established and beautifully landscaped, being mainly laid to lawn with an array of mature shrub and plant borders, mature hedging and trees, a timber shed/summer house and a green house. There is a further garden area which has the potential for a building plot, subject to planning and access.

EPC Rating: E  
Tenure: Freehold





Hurfords

5 The Barns, Milton Lane, Peterborough Road, Castor, PE5 7DH - 01733 380956

castor@hurford.co.uk  
www.hurford.co.uk

The marketing your property deserves

Peterborough Rutland London

IMPORTANT NOTICE: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Hurfords has not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interests to check the working condition of any appliances. 5: Hurfords has not sought to verify the legal title of the property and the buyers must obtain verification from their legal representatives. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.