

## **Key Features**



- Prime Location
- Spacious Accommodation
- Generous Living Areas
- Modern Kitchen & Cloakroom
- Master Bedroom with En-Suite

Upon entering the property, you are greeted by a welcoming entrance hall that provides access to the various ground floor rooms. The ground floor accommodation comprises a convenient downstairs cloakroom, a well-appointed kitchen, a generous sitting room, a formal dining room, and a bright and airy conservatory that overlooks the landscaped rear garden.

The first floor boasts four well-proportioned bedrooms, ensuring ample space for a growing family. The master bedroom benefits from an ensuite shower room, while the remaining bedrooms are served by a modern family bathroom. The property benefits from an office area.

Externally, the property offers off-road parking for several vehicles and a single garage, providing







additional storage or parking options. The rear garden is generously sized and landscaped to provide a private outdoor space, perfect for entertaining.





Apsley Way, Longthorpe, Peterborough Approximate Gross Internal Area Main House = 140 Sq M/1507 Sq Ft Garage = 14 Sq M/151 Sq Ft Total = 154 Sq M/1658 Sq Ft (2) Conservatory 5.46 x 4.86 17'11" x 15'11" Bedroom 4 2.29 x 2.17 76" x 71" Bedroom 2 3.30 x 3.17 10'10" x 10'5" Lounge 5.15 x 4.64 16'11" x 15'3" Office 3.62 x 2.43 Garage 5.22 x 2.60 172" x 8'6" 11'11' x 8'0" Bedroom I 3.67 x 2.97 12'0" x 9'9" 3.37 x 2.97 11'1" x 9'9" Bedroom 3 3.17 x 2.49 10'5" x 8'2" Kitchen/Diner 5.98 x 2.86 Ground Floor First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Selling your property?

Contact us to arrange a FREE home valuation.

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