



Hurfords

Church Street, Northborough Peterborough Freehold: £700,000



# Key Features



- Individually Designed Mature Home
- Four Bedrooms
- Large Plot
- Heart of The Village Setting
- Potential For Further Development

Steeped in character and evoking the charm of yesteryear, this individually designed detached home offers a rare opportunity to acquire a property full of personality and warmth. Situated in the heart of the ever-popular village of Northborough, this home enjoys a prime location equidistant between Market Deeping and Peterborough City Centre, and is ideally positioned for access to Arthur Mellows Village College and a range of local amenities both within the village and the surrounding area.

The property offers spacious and well-balanced accommodation throughout, including two welcoming reception rooms that retain a traditional feel while offering versatility for modern family life. There are four well-proportioned bedrooms, including a generous master suite featuring a





range of fitted wardrobes and a private en-suite bathroom.

Beyond the main house, the property includes a substantial separate barn, measuring approximately 8.46m x 3.87m, which offers fantastic potential for conversion-ideal for a home office, studio, annexe or guest accommodation (subject to the relevant planning consents). There is also an oversized double garage, providing excellent storage or workshop space, as well as ample off-road parking.

This established home combines timeless character with a practical layout and a superb setting in one of the area's most desirable villages. With excellent school catchments, convenient transport links, and scope for future development, this is a home not to be missed.

The sale of this Property will be subject to Grant of Letters of Administration from the Probate Registry.

We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.'



3A, Church Street, Northborough, Peterborough

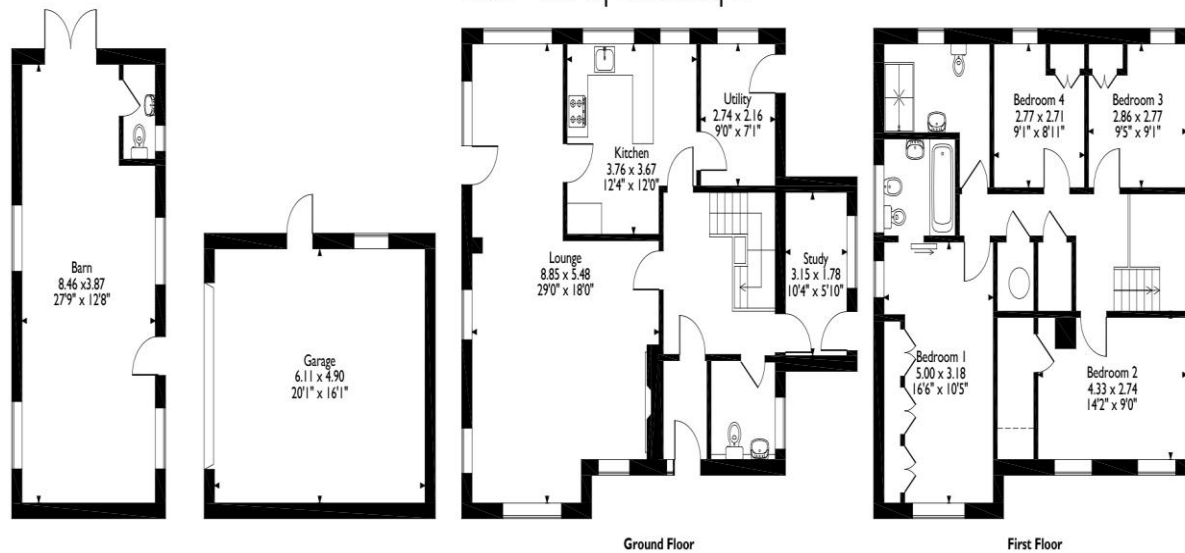
Approximate Gross Internal Area

Main House = 153 Sq M/1647 Sq Ft

Garage = 30 Sq M/323 Sq Ft

Outbuilding = 33 Sq M/355 Sq Ft

Total = 216 Sq M/2325 Sq Ft



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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