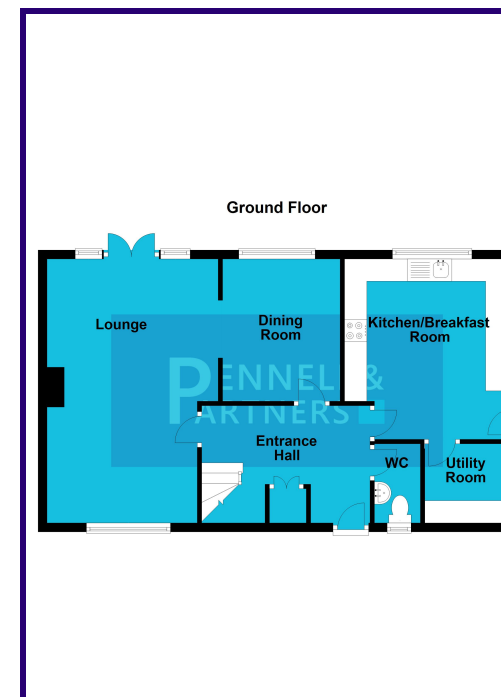




12 DOWN GATE, LONGTHORPE, PETERBOROUGH. PE3 6SZ

Guide Price £490,000



**PENNELL & PARTNERS**

Pennell & Partners, 5 Cross Street, Peterborough, PE1 1XA - [01733 209222](tel:01733209222)  
- [hello@pennellandpartners.co.uk](mailto:hello@pennellandpartners.co.uk)



## ABOUT THE PROPERTY

Looking for a place to call home in Longthorpe? Then you may have just found it.

A light and airy generously proportioned home with grounds to match, this detached home should be on your list of homes to view.

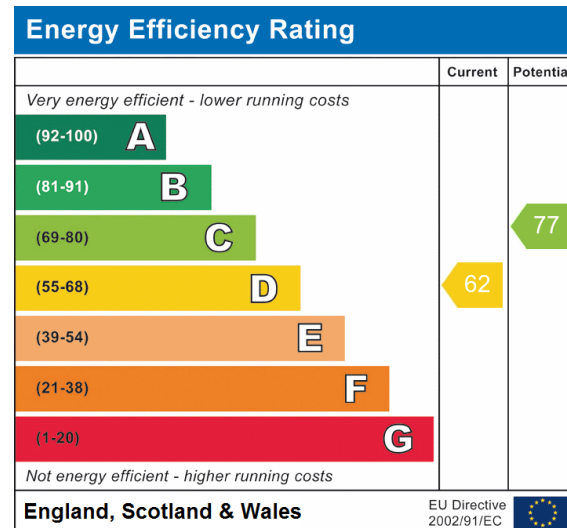
Conveniently located with easy reach of sought-after Junior and Senior Schools, Railway Station, Country Walkways, Village Pub, Post Office, Bus Route, A1, and Ferry Meadows Country Park.

The accommodation on offer includes a Large Entrance Hall, Cloakroom, Large Lounge, Separate Dining Room, Kitchen Breakfast Room, Utility, Galleried Landing, Four Bedrooms, and a Recently Refitted Four-Piece Contemporary Bathroom.

Sitting on a generous plot with a large enclosed frontage with ample off-road parking and Double Garage and, an even larger very private rear garden, this well-presented home is waiting for you to view to avoid missing out.

There is also space to extend the property to both the side and rear (STP)

EPC Rating: D (62)



### Ground Floor

#### Entrance Hall

Composite front door to a light & airy entrance hall, stairs to the first floor and landing, double doors to understairs storage cupboard, ornate cover to radiator, and doors to the following;

#### Cloakroom

Two Piece suite with wash hand basin and low-level WC and, UPVC double-glazed window to the front.

#### Lounge

3.67m x 5.98m (12' 0" x 19' 7")  
Fireplace recess with feature inset log burner on a slabbed hearth with an oak inset mantle piece, large UPVC double-glazed picture window to the front, UPVC double-glazed French doors with matching side windows to the rear garden, two radiators TV point, double doorway through to the dining room.

#### Dining Room

2.65m x 3.15m (8' 8" x 10' 4")  
UPVC double glazed window overlooking the rear garden, radiator, and door into the entrance hall.

#### Kitchen Breakfast Room

3.82m x 4.0m (12' 6" x 13' 1")  
Ceramic sink unit with inset drainer and chrome mixer tap over, tiled splash backs, UPVC double glazed window overlooking the rear garden. Extensive range of fitted drawer and base units with two carousel corner base units, four ring gas hob set in a wood block Parquet worktop, with pull-out extractor hood above and electric oven under. Recess and plumbing for a dishwasher, wall-mounted cabinets with three matching glaze fronted display cabinets, corner display shelving, integrated wine rack, recess space for a free-standing fridge freezer, wall-mounted combination boiler (recently fitted), double radiator, half glazed UPVC door leading to the side of the property. Wood effect laminate flooring extending into the utility room.

#### Utility Room

1.7m x 1.74m (5' 7" x 5' 9")  
Fitted worktop, recess space and plumbing for a washing machine, recess space for a tumble dryer, fitted double wall cabinet, and UPVC double-glazed windows to the side.

### First Floor

#### Galleried Landing

A spacious galleried landing with UPVC double-glazed window to the front, door to a linen cupboard, and access to the loft.

### Bedroom One

3.13m x 3.82m (10' 3" x 12' 6")  
UPVC double-glazed window to the rear overlooking the rear garden, double doors to built-in wardrobe, and radiator.

### Bedroom Two

3.12m x 3.80m (10' 3" x 12' 6")  
UPVC double-glazed window to the rear, and radiator.

### Bedroom Three

2.65m x 2.80m (8' 8" x 9' 2")  
UPVC double-glazed window to the front, radiator, and double doors to built-in wardrobe.

### Bedroom Four

2.0m x 3.13m (6' 7" x 10' 3")  
UPVC double glazed window to the rear, radiator, and door to a built-in cupboard.

### Bathroom

Contemporary refitted four-piece suite comprising of a panelled bath with chrome mixer taps over with shower attachment, tiled splash backs and recess display area with double storage cupboard above, vanity wash hand basin with chrome mixer tap, double storage base cupboard under, and boxed-in low-level WC. Double-sized shower cubicle with inset electric shower and fully tiled walls. Twin UPVC double-glazed windows to the rear, and a wall-mounted chrome radiator/heated towel rack.

### Outside

#### Front

The front of the property enjoys a generous-sized enclosed front garden with a good-sized lawn with an inset tree and mature borders. There is a gravelled driveway to a double brick garage with a double up and over door. To the front of the garage and driveway, there is parking for several vehicles. A wrought iron gate gives pedestrian access to the side of the property.

#### Rear

There is a generous-sized enclosed rear garden, laid extensively to lawn. There is a patio area on both the rear and side of the property.

The garden offers a high degree of privacy with mature hedges to either side and brick walled boundary to the rear.

There is a timber shed and established borders.

There is ample room to consider extending the property (STP).

Council Tax Band E £2254.02