

81 Holywell Way, Peterborough, Cambridgeshire, PE3 6SS



Capitol Lettors

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£830,000 Freehold

This much improved, spacious four bedroom, family home is located in the desirable village of Longthorpe. The village is located within walking distance to many amenities along with being set in close proximity to Peterborough Centre, Train Station & Ferry Meadows offering something for all the family. To the rear the property over looks the Longthorpe playing field.

The property offers gas central heating, UPVC double glazing, burglar alarm system entrance hall, downstairs WC, bedroom with en-suite (this has great potential to be turned into a contained annexe), lounge/diner with feature fireplace with living flame gas fire, kitchen/diner with appliances, utility room, family room, three further bedrooms, en-suite and family bathroom, well designed gardens to all aspects, outdoor office/gym/summerhouse with power and lighting, double garage with up and over door, ample parking for 4/5 vehicles.

This property MUST be viewed to appreciate the accommodation on offer and how private the gardens are and well maintained.

Capitol Lettors has not tested any of the equipment or the heating system (if mentioned) in these details. Purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.

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Entrance Hall

Wooden flooring, stairs to 1st floor, two radiators, spot lighting, covered, patio door to side aspect, glazed door to side aspect, understairs storage cupboard

Downstairs WC - 1.87m x 1.55m (approx)

Glazed window to side aspect, ceramic tiled flooring, fully tiled, radiator, extractor fan, spot lighting, comprising of two piece bathroom suite with low level WC and vanity wash hand basin with storage

Lounge/Diner (L-shaped) - 8.63m x 6.45m (approx)

Glazed windows to side, front and rear aspect, wooden flooring, telephone and television points, spot lighting, covered, three radiators, feature brick fireplace with gas effect flame fire

Kitchen/diner - 5.93m x 3.15m (approx)

Glazed window to side and rear aspect, two radiators, ceramic tiled flooring, integrated two multi function electric ovens, microwave, coffee machine, dishwasher, fridge, wine fridge, spot lighting, tiled splashback, alarm panel, sink with waste disposal, kitchen by John Lewis offering eye and base level kitchen units in high gloss red with Corin worktops above, gas hob with extractor fan above, television point

Utility Room - 3.69m x 2.91m (approx)

Glazed window to rear aspect, glazed door to rear aspect, ceramic tiled flooring, plumbing for washing machine, radiator, space for American style fridge/freezer, air vent, spot lighting, single drainer sink, utility by John Lewis offering eye and base level kitchen units in high gloss red with Corin worktops above

Boiler/store room - 1.84m x 0.86m (approx)

Wall mount Vaillant gas boiler serving hot water and central heating system, shelving

Family room - 7.02m x 4.50m (approx)

Two radiators, glazed window to side aspect, patio doors to rear aspect, wooden flooring, telephone and television points, covered, spot lighting

Bedroom 4 - 5.63m x 3.30m (approx)

Glazed window to front and side aspect, three radiators, built in wardrobes with hanging rails and shelving, dressing table/desk, telephone and television points, spot lighting, covered

En-suite - 2.55m x 1.70m (approx)

Glazed window to side aspect, fully tiled, ceramic tiled flooring, extractor fan, chrome radiator, spot lighting, comprising of four piece bathroom suite in white with low level WC, vanity wash hand basin, panelled bath and separate shower cubicle

Stairs to 1st floor landing - 3.47m x 3.27m (approx)

Glazed window to front aspect, loft access, covered and spot lighting

Master bedroom suite - 7.13m x 3.97m (approx)

Six Velux windows with blinds to side aspect, wooden flooring, two radiators, spot light and covered, built in wardrobes with hanging rails and shelving, telephone and television points and electric fuses

Dressing Room - 3.88m x 3.24m (approx)

Wooden flooring, two radiators, spot lighting, two velux to front and rear with blinds, fully built in to all aspects to include shoe racks, hanging rails and dressing area

En-suite - 3.39m x 2.64m (approx)

Ceramic tiled flooring, window to front aspect, shaver point, Velux window to rear with blinds, fully tiled, extractor fan, spot lighting, radiator, comprising of four piece bathroom suite in white panelled bath, vanity wash hand basin, low level WC and separate shower cubicle. Airing cupboard with hot water cylinder (that serves master suite only) and lighting

Bedroom 2 - 5.90m x 3.08m (approx)

Glazed windows to front, side and rear aspect, spot lighting and covered, built in wardrobes with hand rail and shelving

Bedroom 3 - 5.90m x 2.97m (approx)

Window to side aspect, radiator, spot lighting, covered, television point, built in wardrobes with hanging rails and shelving. Airing cupboard with hot water cylinder and shelving

Family Bathroom - 3.27m x 3.01m (approx)

Glazed window to rear, fully tiled, spot lighting, ceramic tiled flooring, chrome radiator, extractor fan, comprising of four piece bathroom suite with low level WC, bidet, panelled bath and separate shower cubicle

Summerhouse/Gym - 3.64m x 3.60m (approx)

Glazed to all aspects, French doors to garden, power and lighting, feature beams, electric fuses, air conditioning unit

Double Garage - 5.53m x 5.55m (approx)

Double up and over electric door, power and lighting, storage cupboards and to eaves, door to rear aspect/garden

Garden to all aspects (private not over looked)

Single electric gate giving access to front with parking for 4/5 vehicles and access to double garage, three patio areas, greenhouse, garden shed, power and lighting, ornamental garden pond with water fountain, well maintained and designed gardens to all aspect with lawned areas, mature borders and trees, rear access to public footpath and Longthorpe playing fields

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This plan is for illustration purposes only and may not be representative of the property. Plan may not be to scale. Plan produced using PlanIt.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
[92 to 100] A	
[81 to 91] B	
[69 to 80] C	
[55 to 68] D	
[39 to 54] E	
[21 to 38] F	
[1 to 20] G	
Not energy efficient - higher running costs	
71	78
EU Directive 2002/91/EC	
England, Wales & N.Ireland	

