



202 Thorpe Road, Longthorpe PE3 6LB

£900,000

**ENTRANCE HALL**

20' 1" (min) (6.12m) 24' 8" (max) x 7' 9" (7.52m x 2.36m) (approx) Door to front, radiator, understairs storage and stairs to first floor.

**RECEPTION ONE**

13' 7" (min) (4.14m) 16' 9" (max) x 12' 0" (5.11m x 3.66m) (approx) Window to front and radiator.

**RECEPTION TWO**

13' 7" (min) (4.14m) 14' 3" (max) x 11' 6" (4.34m x 3.51m) (approx) Window to front, radiator and log burner.

**KITCHEN / DINER**

12' 2" (min) (3.71m) 27' 3" (max) x 14' 3" (min) (8.31m x 4.34m) 18' 0" (max) (5.49m) (approx) Fitted with a range of base and eye level units with work surfaces over, 5 ring hob, integrated oven, integrated coffee machine, integrated wine cooler, sink with mixer tap, integrated microwave, and integrated slimline dishwasher. Bifold doors to rear, window to front and two radiators.

**UTILITY**

11' 8" x 8' 8" (3.56m x 2.64m) (approx) Door to rear, two velux windows, radiator and wall mounted boiler. Fitted with base units with work surfaces over, sink with mixer tap, space for tumble dryer and space for washing machine.

**W/C**

3' 5" x 5' 3" (1.04m x 1.60m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin. Window to rear and heated towel rail.

**FAMILY ROOM**

11' 3" (min) (3.43m) 20' 8" (max) x 10' 3" (min) (6.30m x 3.12m) 23' 3" (max) (7.09m) (approx) Unique shape. French doors to rear. Three windows to rear, three windows to side, skylight and log burner.

**FIRST FLOOR**

Door to balcony, radiator and access to loft.

**BEDROOM ONE**

20' 0" x 11' 9" (6.10m x 3.58m) (approx) Window to front, radiator and walk in wardrobe.

**EN-SUITE**

10' 9" x 5' 5" (3.28m x 1.65m) (approx) Fitted with a four piece suite comprising low level W/C, wash hand basin, shower and bath. Window to front and heated towel rail.

**BEDROOM TWO**

12' 7" x 16' 9" (3.84m x 5.11m) (approx) Window to front and radiator.

**EN-SUITE**

5' 9" x 8' 7" (1.75m x 2.62m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath. Window to rear and heated towel rail.

**BEDROOM THREE**

9' 8" (min) (2.95m) 11' 5" (max) x 11' 7" (3.48m x 3.53m) (approx) Window to front, radiator and built in wardrobe.

**BEDROOM FOUR**

9' 1" (max) x 7' 9" (max) (2.77m x 2.36m) (approx) Window to front and radiator.

**SHOWER ROOM**

8' 5" x 5' 6" (2.57m x 1.68m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower. Window to rear and radiator.

**GARAGE**
**OUTSIDE**

The rear garden is mainly laid to lawn with shrubs and trees.

**AGENT NOTES**

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

