

48 Lingwood Park, Peterborough, PE3 6RX



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Capitol Lettors

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£595,000 Freehold

Capitol Lettors are excited to offer you this four bedroom detached house in the desirable location of Longthorpe with NO UPWARD CHAIN.

The property offers, entrance hall, cloakroom, study, living room, kitchen/diner, utility room, four bedrooms, en-suite & family bathroom, enclosed rear garden, front garden with driveway for 2 vehicles, double garage, sealed double glazed windows & gas central heating.

Longthorpe is located near Peterborough City Centre, Peterborough Train Station, Ferry Meadows & easy access to major road links like the A1 & A47. There is a local primary school & several secondary schools nearby.



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Entrance Hall

3.35m x 4.85m (11' 0" x 15' 11") Approx
 Hardwood door with 2x frosted glass panels, radiator, stairs to 1st floor, gas & electric meters, laminate flooring.

Cloakroom

1.24m x 2.26m (4' 1" x 7' 5") Approx
 Sealed double glazed frosted window, two piece suite comprising of low level WC & wash hand basin, tiled splash backs, radiator, fuse box, laminate flooring.

Study

3.36m x 2.75m (11' 0" x 9' 0") Approx
 2x sealed double glazed windows, radiator, TV point, fitted carpet.

Living Room

6.04m x 3.92m (19' 10" x 12' 10") Approx
 Sealed double glazed sliding door, sealed double glazed window, open fire with marble surround & wooden hearth, TV & phone point, TV cables, radiator, fitted carpet.

Kitchen/Diner

8.17m x 5.28m (26' 10" x 17' 4") Approx
 2x sealed double glazed windows, sealed double glazed sliding door, sealed double glazed patio door, 3x radiators, eye & base level units with complimentary worktop & breakfast bar, white tiled splash backs, range master cooker with extractor above, 1 1/2 stainless steel sink with draining board, integrated dishwasher, phone point, laminate flooring.

Utility

2.32m x 2.36m (7' 7" x 7' 9") Approx
 Hardwood door with glass pane, sealed double glazed window, eye & base level units with complimentary worktop & part tiled walls, Potterton boiler & Honeywell controls, 1 1/2 stainless steel sink with draining board, radiator, loft hatch, extractor fan, plumbing for washing machine, tiled flooring.

Stairs & 1st Floor Landing

Wooden balustrade, sealed double glazed window, radiator, fitted carpet.

Bedroom 4

3.29m x 3.04m (10' 10" x 10' 0") Approx
 Sealed double glazed window, radiator, fitted carpet.

Bedroom 1

4.18m x 3.95m (13' 9" x 13' 0") Approx
 Sealed double glazed window, fitted wardrobes, radiator, TV point, fitted carpet.

En-Suite

2.17m x 2.11m (7' 1" x 6' 11") Approx
 Sealed double glazed frosted window, fully tiled walls, three piece bathroom suite comprising of low level WC, wash hand basin & shower tray with thermostatic shower, radiator, shaver socket, vinyl flooring.

Family Bathroom

1.95m x 3.92m (6' 5" x 12' 10") Approx
 Sealed double glazing frosted window, fully tiled walls, three piece bathroom suite comprising of low level WC, his & hers wash hand basins, walk in shower with thermostatic shower & glass screens, airing cupboard housing water tank & shelving, 2x chrome towel radiators, shaver socket, tiled flooring.

Bedroom 2

3.12m x 3.92m (10' 3" x 12' 10") Approx
 2x sealed double glazed windows, radiator, fitted carpet.

Bedroom 3

3.67m x 3.04m (12' 0" x 10' 0") Approx
 Sealed double glazed window, loft hatch, radiator, fitted carpet.

Rear

Enclosed by fence panels & side gate, mainly laid to lawn with mature trees & shrubs, patio area, raised decking, rear access to garage.

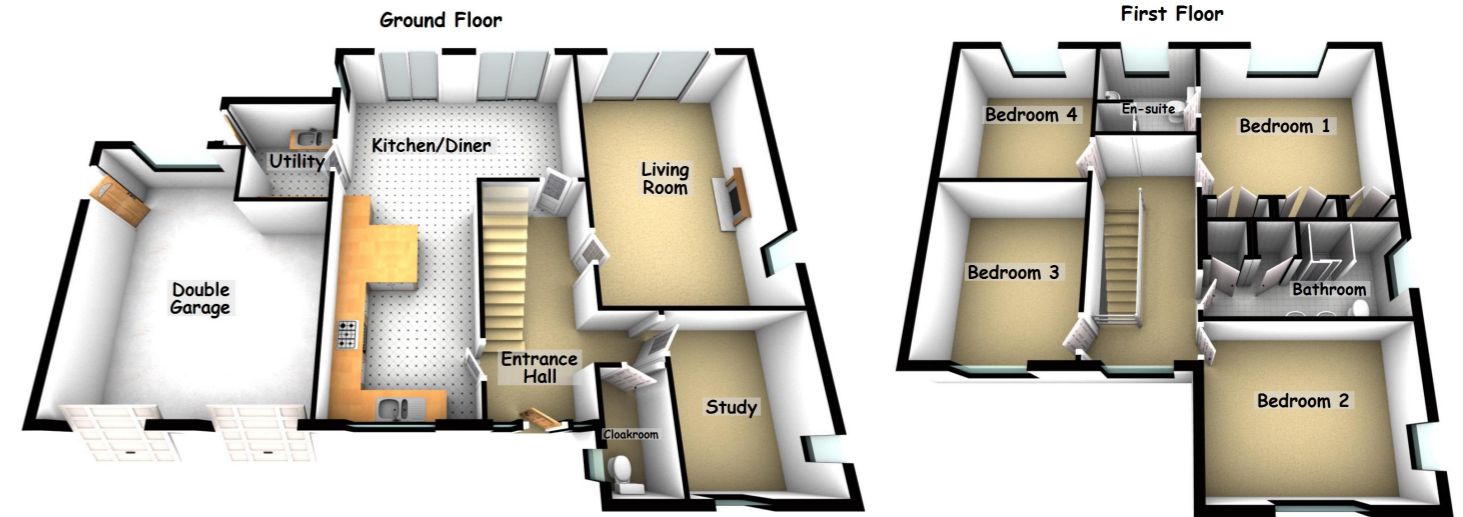
Front

Lawn area with shrubs, driveway for two vehicles, side gate giving access to rear garden.

Double Garage

4.94m x 5.65m (16' 2" x 18' 6") Approx
 2x up & over doors, Hardwood door with glass pane, sealed double glazed window, power & lighting.

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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 PlanUp.

Lingwood Park

