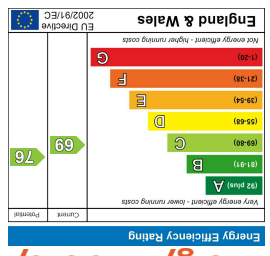


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

**Viewing**



**Energy Efficiency Graph**



**Area Map**



**Floor Plan**



**Station Road**  
Thorney, Peterborough, PE6 0QE

**Guide Price £290,000 - Freehold , Tax Band - C**

3 2 2 C

## Station Road

Thorney, Peterborough, PE6 0QE

Located in the popular village of Thorney, around six miles east of Peterborough, this well-presented detached home offers spacious and flexible living ideal for families. The property features three good-sized bedrooms, a bright dual-aspect living room with patio doors to the rear garden, a fitted kitchen leading to a conservatory dining space, and a versatile additional reception room/bedroom. A ground floor shower room adds further convenience. Outside, the east-facing garden provides a perfect space for relaxing or entertaining, while a single garage and driveway offer off-road parking. Early viewing is recommended.

Situated in the sought-after and historic village of Thorney, approximately six miles east of Peterborough, this well-presented detached family home on Station Road offers spacious and versatile accommodation throughout. The property features three generously sized bedrooms and two bathrooms, making it ideal for growing families. The ground floor comprises a welcoming entrance hall leading to a bright and airy living room spanning the length of the property, complete with patio doors opening onto the rear garden. A separate dining room—currently used as an additional bedroom—offers flexible living space, alongside a convenient ground floor shower room. To the rear, the fitted kitchen provides ample storage and workspace, with access through to a conservatory that serves as an excellent dining and family area, perfect for both everyday living and entertaining. Upstairs, the landing leads to three well-proportioned bedrooms, in addition to a modern family bathroom. Externally, the property benefits from an east-facing rear garden with a patio area ideal for outdoor dining and relaxation. A single garage is accessible via a side door, and the gravel driveway provides off-road parking. The village amenities include the recently refurbished pub/restaurant are all within walking distance. Early viewing is highly recommended to fully appreciate the space, flexibility, and location this home has to offer.

### Entrance Hall

4.34 x 1.85 (14'2" x 6'0")

### Living Room

4.99 x 2.93 (16'4" x 9'7")

### Shower Room

1.01 x 1.90 (3'3" x 6'2")

### Kitchen

2.95 x 2.33 (9'8" x 7'7")

### Conservatory

5.55 x 2.58 (18'2" x 8'5")

### Dining Room

3.44 x 2.34 (11'3" x 7'8")

### Landing

1.72 x 2.78 (5'7" x 9'1")

### Master Bedroom

3.85 x 3.33 (12'7" x 10'11")

### Bedroom Two

3.24 x 3.00 (10'7" x 9'10")

### Bathroom

1.71 x 1.99 (5'7" x 6'6")

### Bedroom Three

2.56 x 2.45 (8'4" x 8'0")

### Garage

5.58 x 2.85 (18'3" x 9'4")



EPC - C  
69/76

Tenure - Freehold

### IMPORTANT LEGAL INFORMATION

Construction: Standard  
 Accessibility / Adaptations: Lateral Living, Level Access Shower  
 Building safety: No  
 Known planning considerations: None  
 Flooded in the last 5 years: No  
 Sources of flooding: n/a  
 Flood defences: No  
 Coastal erosion: No  
 On a coalfield: No  
 Impacted by the effect of other mining activity: No  
 Conservation area: No  
 Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No  
 Listed building: No  
 Permitted development: No  
 Holiday home rental: No  
 Restrictive covenant: No  
 Business from property NOT allowed: No  
 Property subletting: No  
 Tree preservation order: No  
 Other: No  
 Right of way public: No  
 Right of way private: Yes  
 Registered easements: No  
 Shared driveway: No  
 Third party loft access: No  
 Third party drain access: No  
 Other: No  
 Parking: Single Garage, Driveway Private  
 Solar Panels: No  
 Water: Mains  
 Electricity: Mains Supply  
 Sewerage: Mains  
 Heating: Gas Mains  
 Internet connection: Fttp  
 Internet Speed: up to 1000Mbps  
 Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Great, Vodafone - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

