

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 guarantee. 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 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. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

England & Wales	
Energy Rating	Energy Efficiency Class
A	Very energy efficient - lower running costs
B	Energy efficient
C	Decent
D	Below average
E	Below average
F	Below average
G	Very inefficient - higher running costs

Energy Efficiency Graph



Area Map



Floor Plan

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



Sandpit Road

Thorney, Peterborough, PE6 0SU

£270,000 - Freehold , Tax Band - C



Sandpit Road

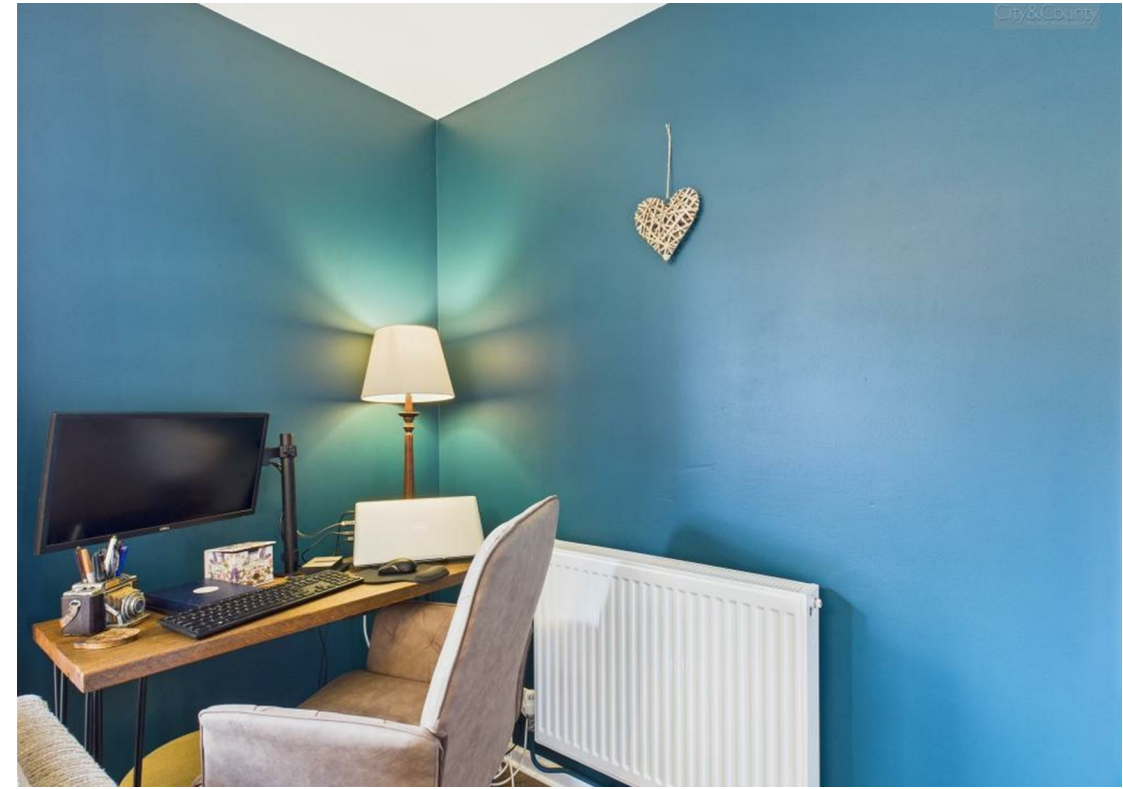
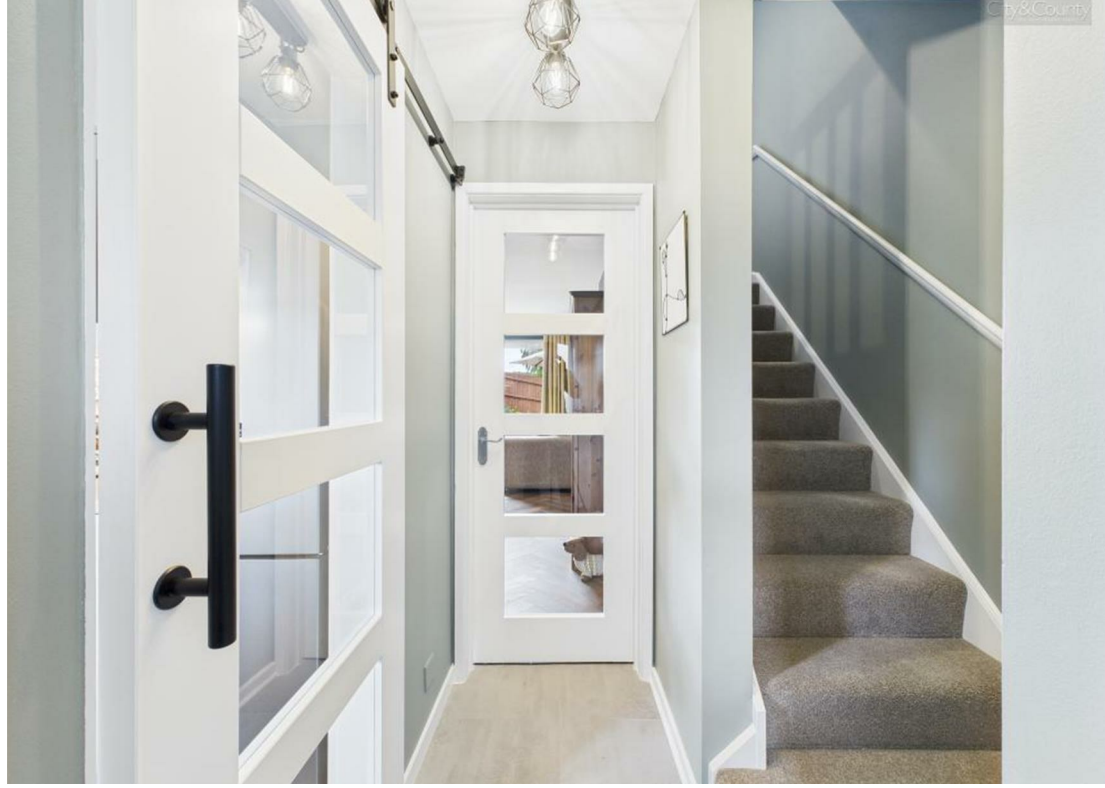
Thorney, Peterborough, PE6 0SU

A Stylish Blend of Modern Comfort and Village Charm in Thorney, Peterborough. This immaculate 3-bed link detached home on Sandpit Road blends modern flair with historic charm. Featuring a sleek new kitchen, herringbone flooring, and a spacious lounge-diner opening to a sunny west-facing garden—it's built for relaxed living and effortless entertaining. Upstairs, you'll find three generous double bedrooms and a chic, contemporary bathroom. Outside, there's a private driveway and a garage with electric roller doors. Ideally located, the property enjoys easy access to everything you need—from well-regarded local schools and cosy tea rooms to a friendly village pub and essential everyday shops. And for those who appreciate history, the magnificent Thorney Abbey is just a short stroll away, providing a beautiful and iconic backdrop to village life.

Tucked away in the picturesque village of Thorney, just outside Peterborough, this stunning link detached home on Sandpit Road offers the perfect combination of contemporary design and timeless character. Step inside, and you'll immediately notice the attention to detail and thoughtful design throughout. A bright and spacious entrance hall welcomes you with modern touches, including eye-catching barn-style sliding doors that add both flair and functionality. At the heart of the home lies a newly fitted, high-specification kitchen that's as practical as it is stylish. Featuring sleek base and eye-level cabinetry, the kitchen is brought to life by a dramatic underlit splashback that perfectly complements the contrasting worktops. Fully equipped with an electric oven, induction hob, and extractor fan, this space is tailor-made for home cooking and casual entertaining alike. Flowing seamlessly from the kitchen is a generous lounge diner, perfect for family gatherings or quiet evenings in. Here, bespoke lighting lends a refined ambience to the dining area, while elegant herringbone-patterned laminate flooring runs throughout. Large sliding patio doors open out to a beautifully landscaped west-facing garden—an inviting space to unwind or entertain in the afternoon sun. Upstairs, carpeted stairs lead to a spacious landing and three generously sized double bedrooms, each offering plenty of space, natural light, and a comfortable atmosphere. The modern family bathroom features a stylish three-piece suite and has been thoughtfully designed to offer a calm, spa-like retreat. Externally, the home continues to impress. A gravel driveway at the front provides ample parking and leads to a single garage complete with electric roller doors—ideal for added security and convenience.

Presented in immaculate, show home-worthy condition, this exceptional property is ready for its next owners to move in and start enjoying right away. Early viewing is highly recommended to truly appreciate the quality, style, and charm on offer.

- Entrance Hall**
2.48 x 0.92 (8'1" x 3'0")
- Kitchen**
2.27 x 3.20 (7'5" x 10'5")
- Lounge Diner**
4.90 x 4.37 (16'0" x 14'4")
- Hallway**
1.80 x 0.73 (5'10" x 2'4")
- Landing**
2.68 x 0.93 (8'9" x 3'0")
- Master Bedroom**
3.52 x 2.81 (11'6" x 9'2")



- Bedroom Two**
3.64 x 2.55 (11'11" x 8'4")
- Bathroom**
1.70 x 2.16 (5'6" x 7'1")
- Bedroom Three**
2.64 x 2.61 (8'7" x 8'6")
- EPC - C**
76/79
- Tenure - Freehold**
- IMPORTANT LEGAL INFORMATION**
- Construction: Standard
- Accessibility / Adaptations: None
- 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: 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: No
- 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: Fixed Wireless
- Internet Speed: up to 1000Mbps
- Mobile Coverage: EE - Great, O2 - Great, Vodafone - Great



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.

DRAFT DETAILS AWAITING VENDOR APPROVAL