

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.gov.uk/residents/housing-selective-licensing/>

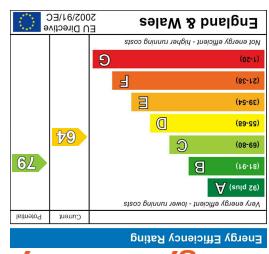
Please note that neither has the Agent checked legal documentation to verify the validity of any guarantee. All photographs, measurements, floorplans and descriptions referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease 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.

Discriminatory practices and specific regulations have not been tested. Neither has the Agent prepared these Sales Particulars as a general status of the property or of any guarantee. All photographs, measurements, floorplans and descriptions 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.

Energy Efficiency Graph



Area Map

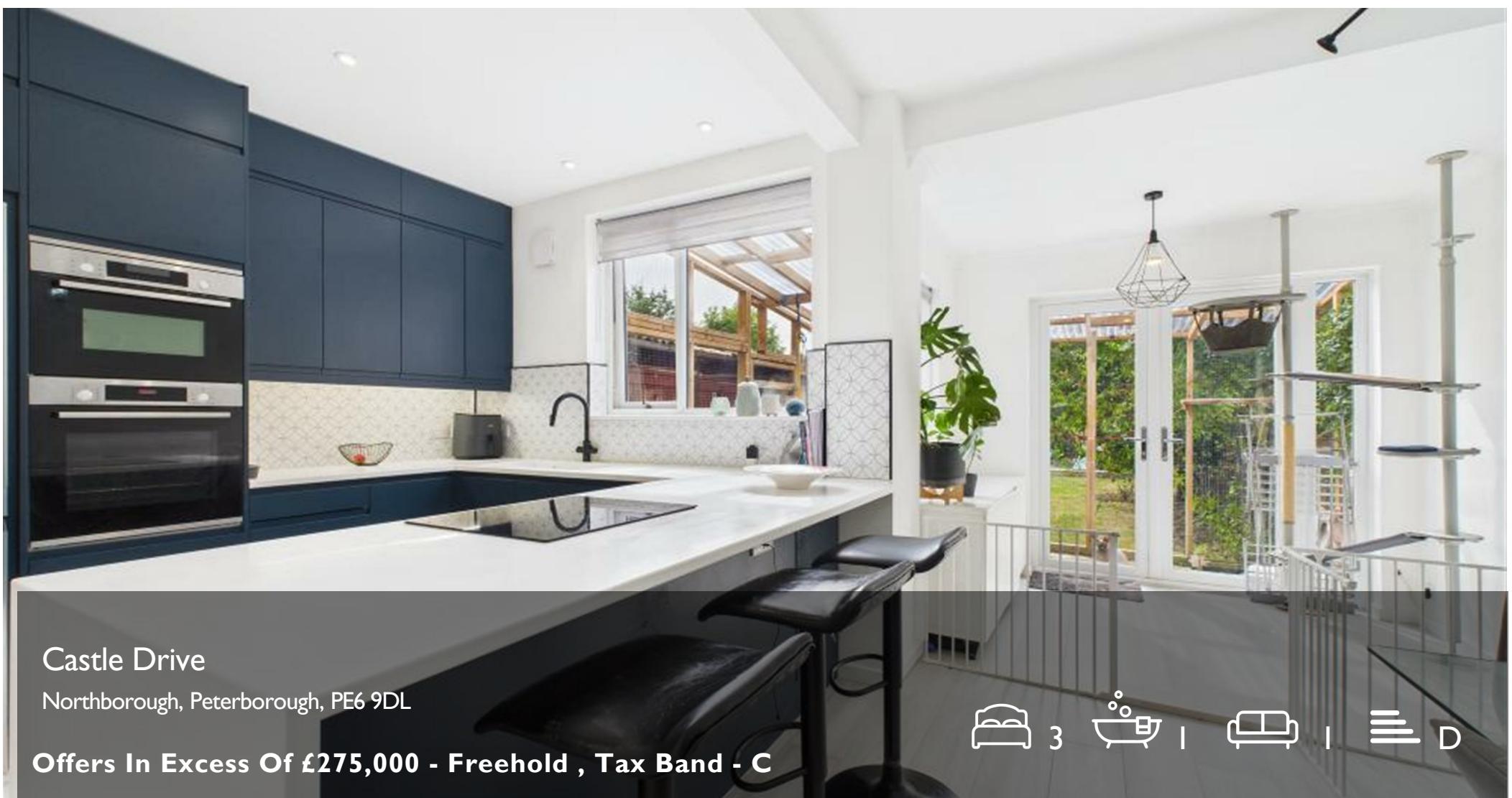


Please contact our City & County Estate Agents - Croxland Office on 01733 212305 if you wish to arrange a viewing or further information.

Viewing



Floor Plan



Castle Drive

Northborough, Peterborough, PE6 9DL

Located in the picturesque village of Northborough, Castle Drive offers a wonderful opportunity to own a beautifully maintained and thoughtfully extended semi-detached family home. Ideally positioned just a short drive from Market Deeping and only fifteen minutes from Peterborough—with direct rail links to London—this property also falls within the catchment area for the highly regarded Arthur Mellows Village College, rated 'Outstanding' by Ofsted.

As you arrive, a spacious block-paved driveway welcomes you, providing ample parking and access to a garage and adjoining workshop. Step inside to discover an immaculately presented interior, beginning with a welcoming entrance hall and a convenient cloakroom. At the heart of the home is a stylish, refitted kitchen breakfast room featuring a contemporary breakfast bar, bespoke, stylish and matching base and eye level units. This space flows effortlessly into a bright and airy sun lounge at the rear, filled with natural light and offering French doors that lead out to a beautifully kept garden—ideal for relaxing or entertaining. To the front of the home, the generous living room provides a cosy yet spacious area, perfect for family gatherings. The property also benefits from a brand-new Logic gas central heating boiler and uPVC double glazing throughout, ensuring comfort and energy efficiency. Upstairs, the landing leads to a modern three-piece shower room and three well-proportioned bedrooms, each offering ample space for family living. Outside, the garden is a standout feature—mature, well-maintained, and complete with a patio area, shed, greenhouse, and a versatile workshop/storage space. It's the perfect setting for gardening enthusiasts or those simply looking to enjoy a peaceful outdoor retreat.

This exceptional home in the heart of Northborough is truly a hidden gem. Early viewing is highly recommended to fully appreciate everything it has to offer.

Entrance Hall
5.99 x 0.92 (19'7" x 3'0")

WC
2.11 x 0.75 (6'11" x 25")

Living Room
4.64 x 3.45 (15'2" x 11'3")

Kitchen Breakfast Room/Garden Room
5.45 x 5.38 (17'10" x 17'7")

Landing
1.77 x 1.48 (5'9" x 4'10")

Master Bedroom
4.48 x 3.31 (14'8" x 10'10")

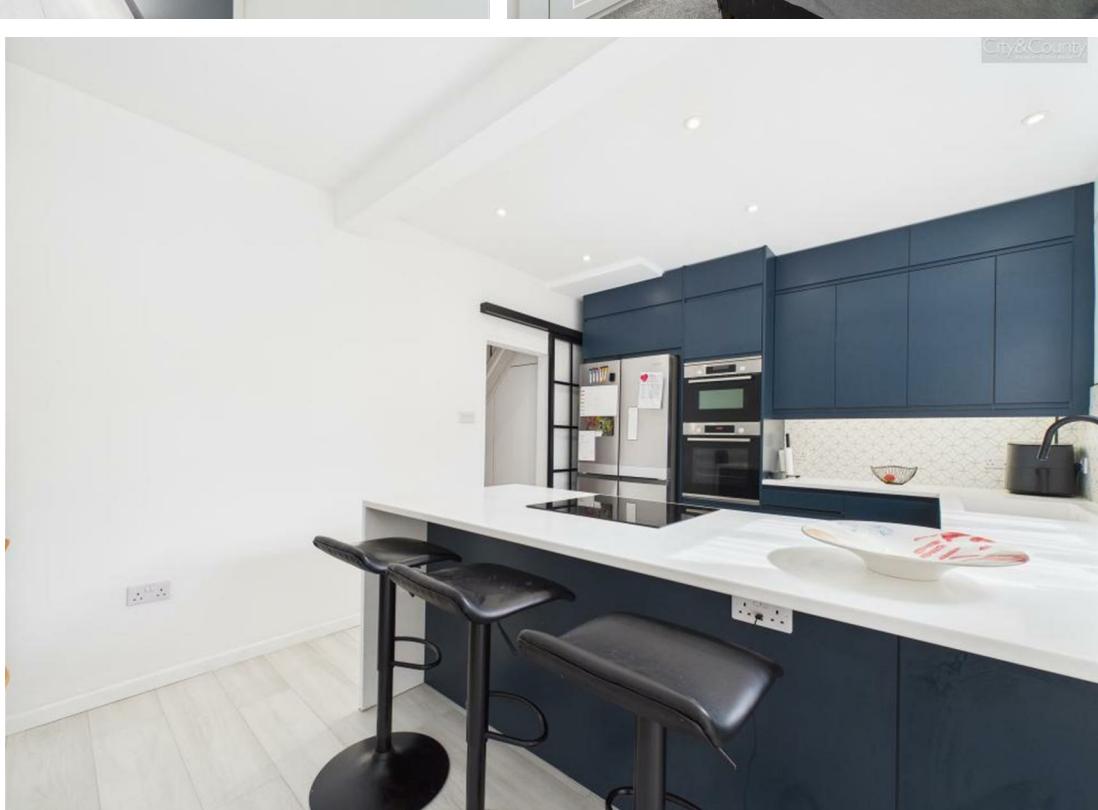
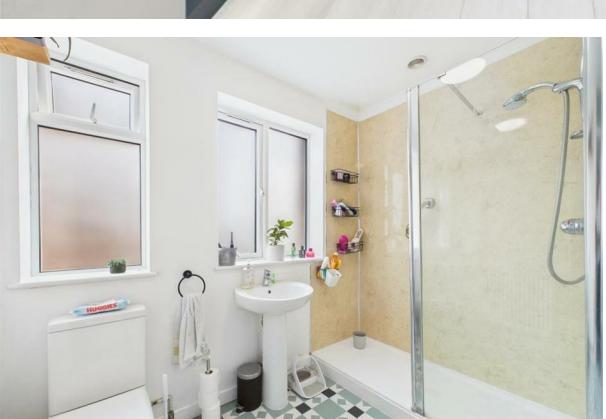
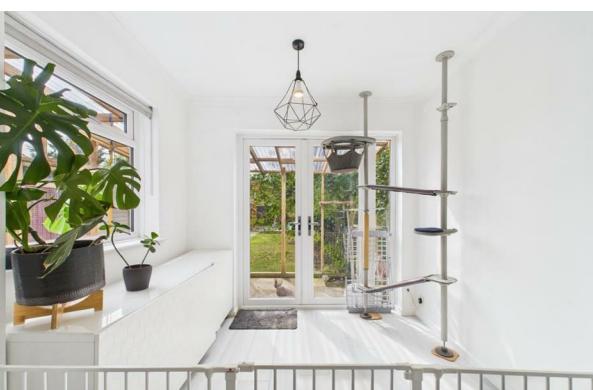
Bedroom Two
3.57 x 2.80 (11'8" x 9'2")

Shower Room
2.51 x 2.42 (8'2" x 7'1")

Bedroom Three
2.37 x 1.98 (7'9" x 6'5")

EPC - D
64/79

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 10000Mbps
Mobile Coverage: EE - Great, Three - 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.

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