



ENTRANCE HALL

CLOAKROOM

LIVING ROOM

DINING ROOM

KITCHEN/BREAKFAST ROOM

UTILITY ROOM

DOUBLE GARAGE

FIRST FLOOR LANDING

BEDROOM 1

ENSUITE BATHROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4

BATHROOM



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 PROPERTY PROFESSIONALS

These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

**Larklands**  
 Longthorpe, Peterborough, PE3 6LL  
 £475,000





Larklands  
Longthorpe, Peterborough  
PE3 6LL

A picturesque and well presented detached house in a quiet cul-de-sac location, nestled away in the popular village of Longthorpe - this property offers everything you need in a long term family home, in a fantastic location with countryside walks, parks and travel links close by.

• POPULAR LONGTHORPE VILLAGE LOCATION

• CLOSE TO COUNTRY WALKS, FERRY MEADOWS AND THORPE WOOD GOLF COURSE

• CONVINIENT ACCESS TO THE CITY CENTRE AND TRAVEL LINKS INCLUDING THE A47

• FOUR BEDROOMS

• ENSUITE BATHROOM TO THE MAIN BEDROOM

• DOUBLE GARAGE WITH AMPLE OFF ROAD PARKING IN FRONT

• PERFECT LONG TERM FAMILY HOME

• KITCHEN/BREAKFAST ROOM AND SEPARATE UTILITY ROOM

• SOLAR PANELS AND EPC RATING B

• DON'T MISS OUT, CALL OUR SALES TEAM TO VIEW

Viewings: By appointment

£475,000

**ENTRANCE HALL**  
16'0" x 6'2"  
UPVC double glazed door to front, fitted carpet, radiator, stairs to first floor, access to:

**CLOAKROOM**  
2'11" x 8'3"  
Two piece suite with WC, wash hand basin, fully tiled walls, radiator.

**LIVING ROOM**  
16'7" x 12'10"  
UPVC double glazed window to front, fitted carpet, log burner, radiator.

**DINING ROOM**  
12'8" x 12'3"  
UPVC double glazed French doors and windows to rear, fitted carpet, radiator.

**KITCHEN**  
9'1" x 15'2"  
UPVC double glazed window to rear. Fitted with a matching range of base and eye level units with worktops space, fitted tiles behind, fitted oven, fitted four ring hob, fitted sink drainer, fitted fridge, fitted dishwasher.

**UTILITY ROOM**  
12'7" x 7'2"  
UPVC double glazed window to rear, single door to side leading to the garden. Fitted base and eye level units, space for white goods, fitted sink drainer.

**DOUBLE GARAGE**  
14'10" x 17'0"  
x2 electric roller doors to front, power and lighting connected, store space into loft.

**FIRST FLOOR LANDING**  
Fitted carpet, access to:

**BEDROOM 1**  
13'1" x 12'11"  
UPVC double glazed window to front, fitted carpet, radiator.

**ENSUITE BATHROOM**  
UPVC double glazed window to front, bath, low level WC, wash hand basin, tiled surround, radiator, store space.

**BEDROOM 2**  
UPVC double glazed window to rear, fitted carpet, radiator.

**BEDROOM 3**  
12'7" x 7'2"  
UPVC double glazed window to rear and side, fitted carpet, radiator.

**BEDROOM 4**  
7'10" x 9'4"  
UPVC double glazed window to rear, fitted carpet, radiator.

**BATHROOM**  
6'6" x 11'9"  
UPVC double glazed window to side, bath, low level WC, wash hand basin, tiled surround, radiator.

**OUTSIDE**  
Approaching the house, you have an open lawn and gravel area with ample off road parking. From the driveway you have side access to the rear garden, two electric roller garage doors leading into the double garage space and finally access to the home from the front door.

To the rear of the property is a beautifully maintained garden area with lawn, patio space, garden shed and a variety of well kept plants, shrubs and trees.

**TENURE**  
Freehold.

**SERVICES**  
Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

**MARKETING INFORMATION**  
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.  
All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.  
None of the appliances, services or equipment described or shown have been tested.

**INVESTMENT INFORMATION**  
If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs	86	88	
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	