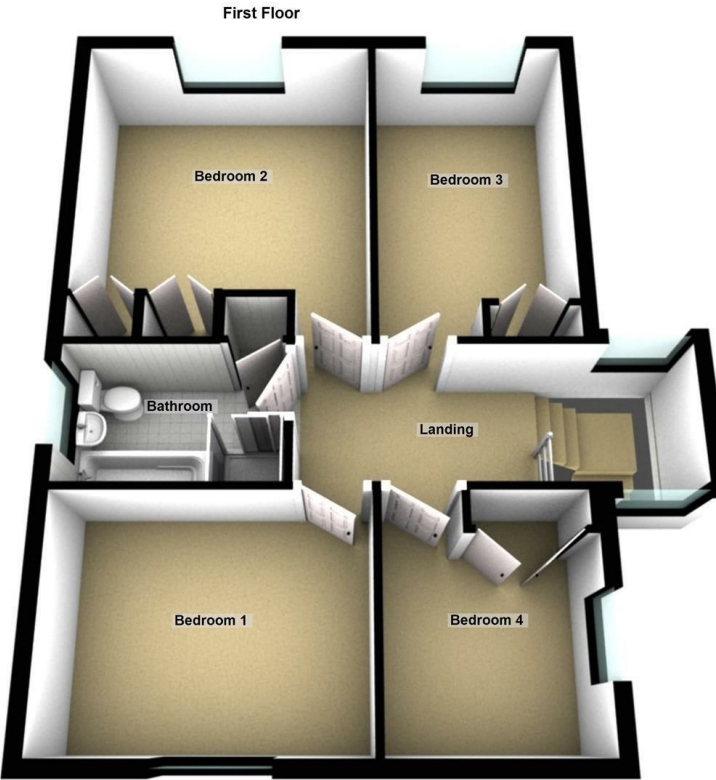
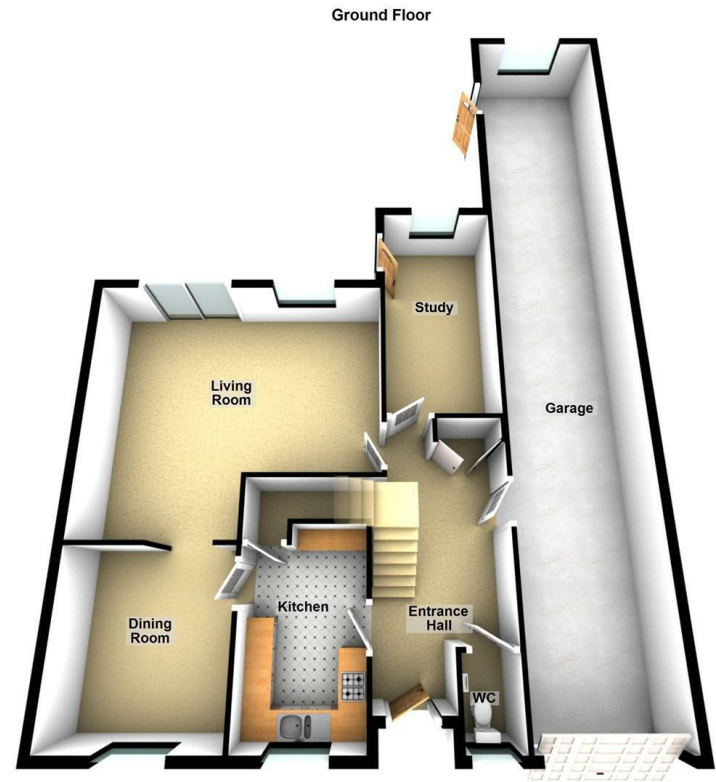




ENTRANCE HALL

CLOAKROOM

KITCHEN

DINING ROOM

LIVING ROOM

STUDY

GARAGE

FIRST FLOOR LANDING

BEDROOM 1

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.

Apsley Way
Longthorpe, Peterborough, PE3 9NE
£450,000



Apsley Way
Longthorpe, Peterborough
PE3 9NE

A spacious four-bedroom family home in the sought-after area of Longthorpe, Peterborough, offering versatile living space, off-road parking, a large garage, private rear garden, and excellent access to the city centre, Peterborough City Hospital, schools, amenities, Ferry Meadows and the A47.

• IDEAL LONG TERM FAMILY HOME

• POPULAR LONGTHORPE LOCATION

• EXTENDED TO THE REAR WITH STUDY SPACE AND LARGER GARAGE

• SPACIOUS GARDEN NOT OVERLOOKED

• FOUR GOOD SIZED BEDROOMS

• OFF ROAD PARKING AND GARAGE MEASURING APPROX 52 FT

• MULTIPLE RECEPTION ROOMS

• DOWNSTAIRS CLOAKROOM

• FOUR PIECE FAMILY BATHROOM

• EASY ACCESS TO PETERBOROUGH CENTRE, TRAVEL LINKS, AMENITIES AND HOSPITAL

Viewings: By appointment

£450,000

ENTRANCE HALL
17'11" max x 8'3" max
Door to front, laminate flooring, carpeted stairs to first floor, storage space, double store cupboard, gas fire heating, access to:

CLOAKROOM
Obscure uPVC double glazed window to front, fitted two piece suite with WC and wash hand basin.

KITCHEN
12'10" x 7'10"
UPVC double glazed window to front, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles behind, fitted sink drainer, fitted oven and grill, fitted four ring hob, space for appliances.

DINING ROOM
11'6" x 10'10"
UPVC double glazed window to front, laminate flooring, hot air vent.

LIVING ROOM
17'4" max x 19'10" max
Double glazed patio doors and window to rear, laminate flooring, hot air vents.

STUDY
15'4" x 7'8"
UPVC double glazed window to rear, door to side leading to the garden, wall mounted heater.

GARAGE
52" x 9"
Up and over door to front, window to rear, door to side leading to the garden. Power and lighting connected.

FIRST FLOOR LANDING
5'7" x 11'6"
UPVC double glazed window to front and rear, fitted carpet, access to:

BEDROOM 1
9'6" x 12'2"
UPVC double glazed window to front, fitted carpet, hot air vents.

BEDROOM 2
10'3" x 12'2"
UPVC double glazed window to rear, fitted carpet, hot air vents. fitted double wardrobe x2.

BEDROOM 3
12'4" x 8'2"
UPVC double glazed window to rear, fitted carpet, hot air vents, fitted double wardrobe.

BEDROOM 4
9'5" x 8'2"
UPVC double glazed window to side, fitted carpet, hot air vent, fitted double wardrobe.

FAMILY BATHROOM
5'7" x 8'8"
Obscure uPVC double glazed window to side, four piece suite with WC, wash hand basin, bath and shower cubicle, stylish splashback boards, airing cupboard.

OUTSIDE
To the front of the property, there is block-paved off-road parking alongside a lawned area leading to the entrance. Access is provided to the garage, the front door and a side gate to the rear garden. Externally, the rear garden is a private and generously sized space, not overlooked and mainly laid to lawn with mature trees. An enclosed fenced boundary provides privacy, while a patio area wraps around the rear of the property—ideal for outdoor seating and entertaining.

COUNCIL TAX/TENURE/EPC
Tenure, council tax band (E), and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

SERVICES
Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		

England & Wales EU Directive 2002/91/EC