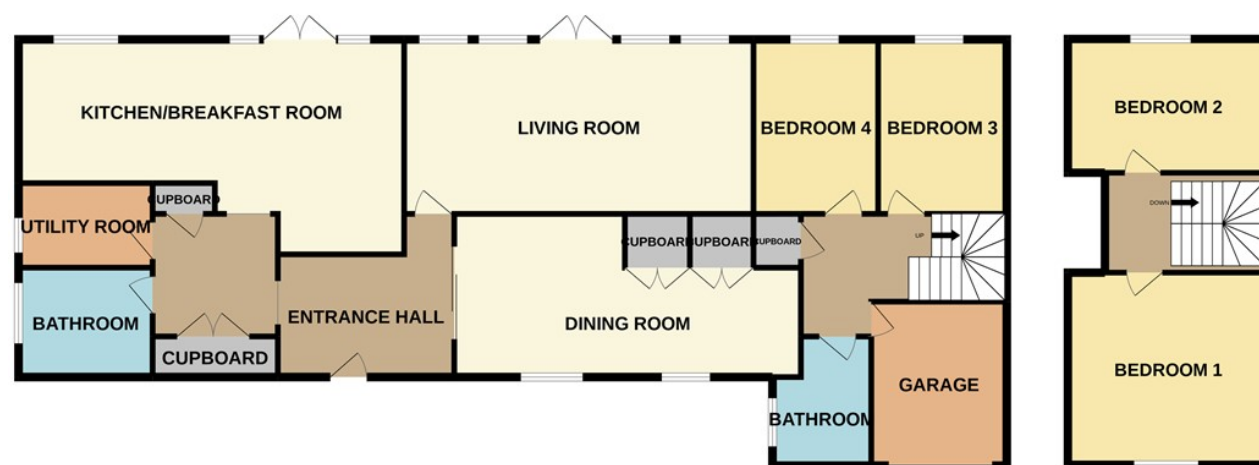




323 Fox Towers, Thorpe Road, Longthorpe PE3 6LU

£600,000



*** HIGHLY DESIRED LONGTHORPE VILLAGE LOCATION *** "This stone wall enclosed, unique and much loved family home is now looking for its next owners. Complete with charm, character and an abundance of features this delightful home offers almost 1900 sq ft of living space nestled in the heart of the much sought after Longthorpe Village. Benefiting from three reception rooms, four double bedrooms, generous parking, a private & tranquil rear garden, this home is highly complemented with Ferry Meadows, St Botolph's Church, the Fox & Hounds and Peterborough's City Centre all within easy reach . EPC Energy Rating - D."

ENTRANCE HALL

Door to front aspect, two windows to front aspect, three storage cupboards and two radiators.

KITCHEN / BREAKFAST ROOM

22' 2" x 14' 6" (6.76m x 4.42m) (approx) Fitted with a range of base and eye level units with work surface overs, stainless steel sink with mixer tap over, space for a cooker, space for a fridge / freezer. UPVC double glazed window to rear aspect, door to rear aspect.

UTILITY ROOM

7' 8" x 5' 5" (2.34m x 1.65m) (max) (approx) Stainless steel sink unit with mixer tap over. Plumbing for a washing machine and space for a tumble dryer with storage shelving above. UPVC double glazed window to side aspect.

FAMILY BATHROOM

7' 7" x 7' 6" (2.31m x 2.29m) (approx) Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin with mixer tap over, bath, partly tiled walls and radiator. UPVC double glazed window to side aspect.

LOUNGE

21' 0" x 12' 0" (6.40m x 3.66m) (approx) Coving to ceiling, fire place, UPVC double glazed windows to rear aspect, UPVC double glazed door to rear aspect and two radiator.

DINING ROOM

22' 0" x 10' 0" (6.71m x 3.05m) (approx) Coving to ceiling, two storage cupboards and radiator. Two windows to front aspect.

BEDROOM 3

11' 8" x 8' 0" (3.56m x 2.44m) (approx) UPVC double glazed window to rear aspect and radiator.

BEDROOM 4

10' 3" x 9' 5" (3.12m x 2.87m) (approx) UPVC double glazed window to rear aspect and a radiator.

SHOWER ROOM

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin with mixer tap, shower cubicle, radiator and partly tiled walls. UPVC double glazed window to side aspect.

L SHAPE HALLWAY

12' 3" x 10' 3" (3.73m x 3.12m) (approx) Storage cupboard ,understairs cupboard and stairs to first floor.

LARGE LANDING

Window in eve to side aspect.

BEDROOM 1

17' 6" x 13' 9" (5.33m x 4.19m) (approx) UPVC double glazed window to front aspect,, window in eve to side aspect, pedestal wash hand basin with mixer tap and radiator.

BEDROOM 2

13' 9" x 10' 3" (4.19m x 3.12m) (approx) UPVC double glazed window to rear aspect and radiator.

OUTSIDE

The front of the property is laid to lawn, gravelled areas, raised walls and mature shrubs, off road parking for several vehicles. The rear of the property is enclosed by fencing, laid to lawn, patio area and mature shrubs.

GARAGE

17' 5" x 9' 4" (5.31m x 2.84m) (approx) Single garage with light and power.

AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

