

**25 Larklands  
Longthorpe  
Peterborough, PE3 6LL**

**Guide Price £550,000**



*Extended Family Home*

*Utility Room*

*4 Bedrooms*

*Beautifully Presented*

*Snug / Playroom / Family Room*

*Ensuite To Master*

*Open Plan Living / Dining / Kitchen*

*Lounge With Woodburner*

*South West Facing Garden*





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Longthorpe  
Peterborough  
PE3 6LL**

## GENERAL DESCRIPTION:

**\*\*NO CHAIN\*\*** Beautifully presented and located in the sought after Longthorpe area, this modern home has the benefit of a wonderful open plan living / kitchen / dining space which opens out onto the lovely south west facing rear garden. As well as having the lounge, which has a woodburner, there is an additional versatile reception room which could be used as a snug / family room / playroom. The house has 4 bedrooms with a large ensuite to the master, and with a family bathroom which also has a separate shower cubicle. There are lovely walks from the house into the nearby Ferry Meadows Country Park, and also into Peterborough City Centre walking by Holywell Ponds and the Rowing Lake.





## **ENTRANCE HALL**

With uPVC double glazed entrance door, radiator, stairs to first floor, Nest central heating thermostat, recessed ceiling downlighters.

## **CLOAKROOM**

With low level WC, pedestal wash hand basin, extractor, heated towel rail.

## **KITCHEN/LIVING/DINING SPACE**

This is a wonderful open plan living space with 2 distinct areas, having kitchen extensively fitted with a range of base units incorporating cupboards and drawers with worksurfaces above, having inset single drainer china sink unit, integral dishwasher, uPVC double glazed window to the rear, ceramic tiled floor, modern radiator, range cooker, space for fridge freezer. This kitchen area opens to the sitting room/dining space with TV point, radiator, Velux roof light, pair of uPVC double glazed French doors to the rear garden, uPVC double glazed window to the side.

## **UTILITY ROOM 8' 2" x 6' 3" (2.5m x 1.9m) Max**

With worksurface, plumbing for a washing machine, space for freezer, uPVC double glazed door to the rear, uPVC double glazed door to the side, built in cupboard housing Glow Worm gas central heating boiler, door to the garage.

## **SNUG 11' 10" x 7' 7" (3.6m x 2.3m) Max**

With uPVC double glazed window to the front, modern radiator, built in cupboard.

## **LIVING ROOM 16' 1" x 12' 10" (4.9m x 3.9m) Max**

With wood burner set in fireplace with granite hearth and oak mantle over, TV point, uPVC double glazed window to the front.

## **LANDING**

## **BEDROOM 1 13' 1" x 12' 10" (4.0m x 3.9m) Max**

With extensive range of fitted wardrobes having hanging rail and shelving. radiator, uPVC double glazed window to the front, TV point.

## **EN-SUITE**

Refitted and comprising vanity wash hand basin with cupboards under, concealed flush WC, walk in shower area with rain head shower and separate wand fitting, heated towel rail, modern radiator, uPVC double glazed window to the front, airing cupboard, separate store cupboard, ceramic tiled floor.

## **BEDROOM 2 12' 2" x 9' 10" (3.7m x 3.0m) Max**

With radiator, uPVC double glazed window to the rear.

## **BEDROOM 3 13' 1" x 8' 6" (4.0m x 2.6m) Max**

With twin aspect uPVC double glazed windows to the side and rear, radiator.

## **BEDROOM 4 7' 7" x 9' 6" (2.3m x 2.9m) Max**

With uPVC double glazed window to the rear, radiator.

## **BATHROOM**

Comprising low level WC, pedestal wash hand basin, double ended bath, separate shower cubicle with mira shower, heated towel rail, fully tiled walls uPVC double glazed window to the side.

## **OUTSIDE**

### **FRONT GARDEN**

To the front the garden is mainly laid to lawn, with gravelled driveway providing off road parking for a number of vehicles and access to :-

### **GARAGE 16' 9" x 8' 2" (5.1m x 2.5m) Max**

With up and over door, light and power.

### **REAR GARDEN**

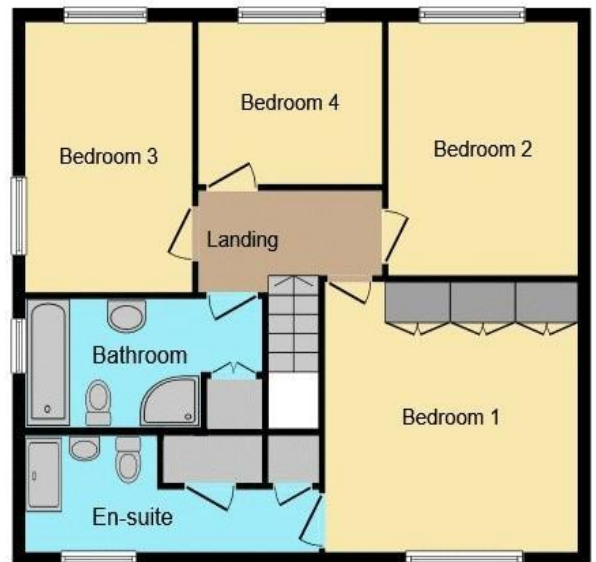
There is pedestrian side gated access to the rear garden which has an extensive paved patio, with lawn beyond, bordered by oak beams with inset LED feature garden lighting. Raised artificial lawn to one corner. There is a conifer screen to the rear, and a path from the dining space doors leads to a shed and a side area ideal for storage purposes.

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## Ground Floor



## First Floor

**General Information:** Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is Freehold

Council Tax: Band F