

Energy performance certificate (EPC)

18, Holywell Way
Peterborough
PE3 6SS

Energy rating
C

Valid until 17 May 2027

Certificate number
8506-5985-6029-4796-8533

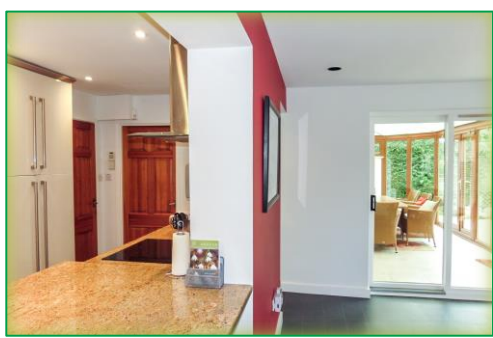
Property type
Detached house

Total floor area
179 square metres

Rules on letting this property
Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) https://www.gov.uk/government/uploads/system/uploads/attachmentatachment_data/file/60402.

Energy efficiency rating for this property
This property's current energy rating is C. It has the potential to be C.
[See how to improve this property's energy performance.](#)

<https://find-energy-certificates.digital.communities.gov.uk/energy-certificates/8506-5985-6029-4796-8533>



QUENTIN MARKS

@The Coffee House | 107a Peterborough Road
Ailsworth | Peterborough | PE5 7AJ
01733 770770

18 Holywell Way Longthorpe

Offers in the Region Of

Peterborough PE3 6SS

£500,000



GENERAL DESCRIPTION: Situated in one of Peterborough's most sought after areas, this extended detached family home offers spacious accommodation throughout. Downstairs the rear of the house makes a super entertaining space with the kitchen opening onto an eating area which leads to the sun lounge. There is a large L-shaped lounge with open fire and upstairs there are 4 double bedrooms with ensuite facilities to bedrooms 1 & 2. The mature gardens are well stocked and there is ample parking and garaging for a number of vehicles.

Offers in the Region Of £500,000

Extended Family Home

Ensuites To 2 Bedrooms

Large Sun Lounge

Spacious Accommodation

Large L-Shaped Lounge

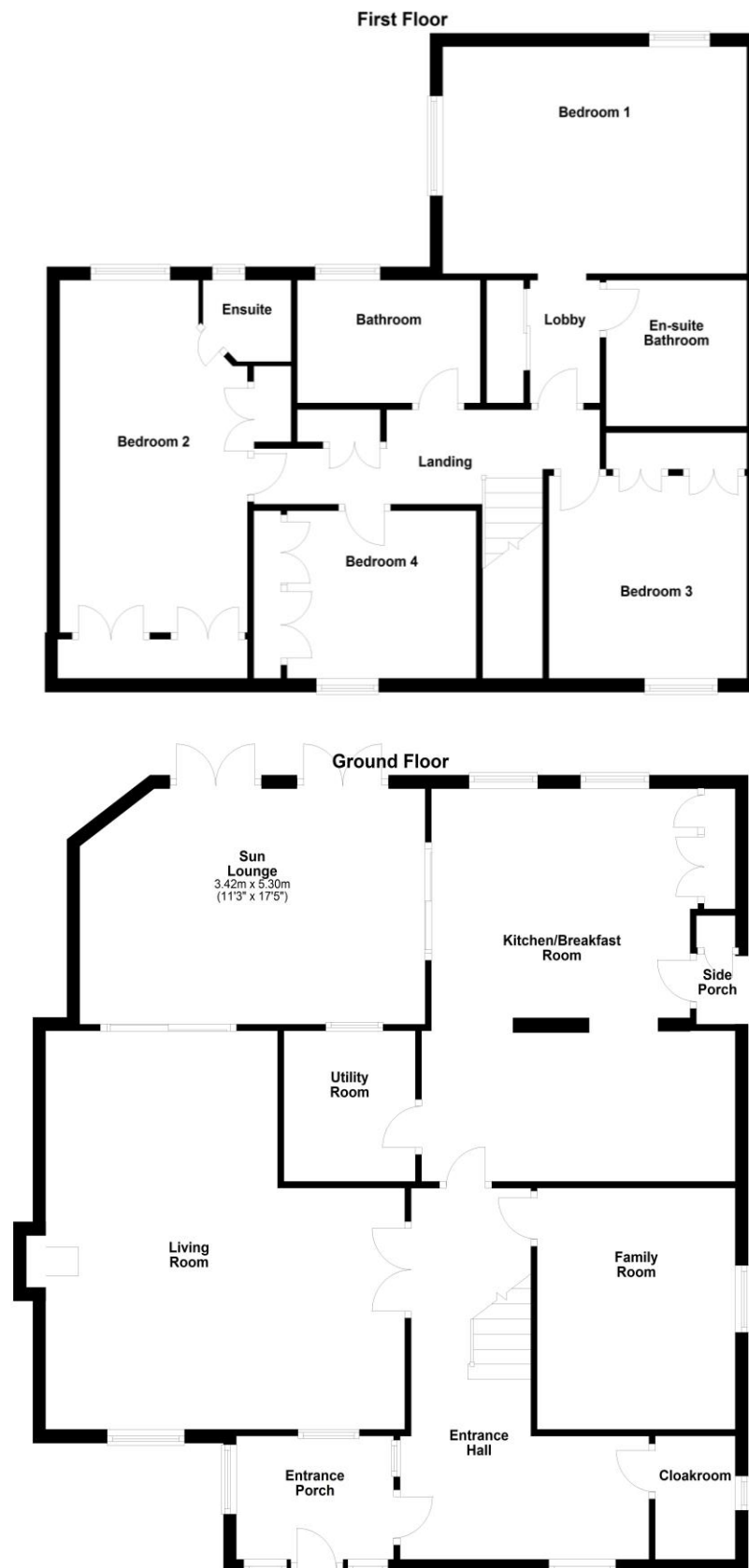
Fitted Breakfast Kitchen

4 Double Bedrooms

Additional Family Room

Utility Room

**18 Holywell Way
Longthorpe
Peterborough
PE3 6SS**



ENTRANCE PORCH With entrance door, and door to:

ENTRANCE HALL PVCu double glazed window to front, 2 radiators, stairs to first floor landing, double doors to the lounge.

CLOAKROOM PVCu double glazed window to side, vanity wash hand basin, concealed flush WC and heated towel rail.

KITCHEN/BREAKFAST ROOM 5.70m x 4.81m (18'8" x 15'10") max Refitted with a matching range of base and eye level units and cupboards with drawers and granite worktop space, 1½ bowl stainless steel sink unit, integrated larder fridge, plumbing for dishwasher, built-in electric double oven, built-in four ring electric hob with extractor hood over, 2 PVCu double glazed floor to ceiling windows to rear, radiator, TV point, double glazed patio doors to Sun Lounge, door to side porch.

UTILITY ROOM 2.13m x 2.02m (7' x 6'7") Stainless steel sink unit with single drainer with base units under, plumbing for washing machine, PVCu double glazed window to rear, fully tiled walls, gas fired central heating boiler.

LIVING ROOM 5.78m x 5.51m (19' x 18'1") max Two PVCu double glazed windows to front, open fire set in feature wood and slate surround and with slate hearth, three radiators, double glazed patio doors to the sun lounge.

FAMILY ROOM 3.53m x 3.04m (11'7" x 10') PVCu double glazed window to side, radiator. Built in storecupboard.

SUN LOUNGE 5.30m x 3.42m (17'5" x 11'3") Of a brick and PVCu double glazed construction with glazed roof, two electric panel heaters, ceramic tiled flooring, two pairs of double doors leading to the rear garden.

SIDE PORCH With storage cupboard.

LANDING Access to loft space, airing cupboard housing lagged hot water cylinder and slatted shelving.

LOBBY Which leads to the master bedroom and ensuite, and which has fitted wardrobes.

BEDROOM 1 4.67m x 3.29m (15'4" x 10'10") PVCu double glazed window to side, PVCu double glazed window to rear, radiator.

EN-SUITE BATHROOM With corner bath with independent shower over, pedestal wash hand basin and low-level WC, extractor fan, radiator.

BEDROOM 2 5.12m x 2.88m (16'9" x 9'6") max PVCu double glazed window to rear, radiator, fitted wardrobes. Please note the measurements for this room show the full extent of the room, however it is part divided so as to create a dressing room and the bedroom.

ENSUITE Comprising handheld shower unit, vanity wash hand basin with cupboards under, concealed flush bidet shower WC and heated towel rail, PVCu double glazed window to rear.

BEDROOM 3 3.04m x 2.94m (10' x 9'8") PVCu double glazed window to front, radiator, fitted wardrobes.

BEDROOM 4 2.90m x 2.43m (9'6" x 8') PVCu double glazed window to front, radiator, fitted wardrobes.

BATHROOM Comprising elliptical bath with independent shower over, pedestal wash hand basin, additional vanity wash hand basin set in marble surround, low-level WC, fully tiled walls, heated towel rail, extractor fan, PVCu double glazed window to rear.

OUTSIDE The property has vehicular access alongside to an extensive parking area for a number of vehicles and access to the double garage. Set behind the property is an extensive paved patio area which also extends to the side of the property with steps down to a lawned area and there are extensive mature borders planted out with numerous shrubs and plants.

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

Quentin Marks has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Quentin Marks has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.