

Station Road, Thorney, Peterborough, PE6 0QE.



Kitchen/Breakfast Room



Lounge



Attic Bedroom One



Rear Garden Aspect One



Rear Garden Aspect Two



Energy Performance Certificate

Draft details only may be subject to amendment  
None of the statements/measurements in these particulars should be relied on as representations of fact.  
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

# Harrison Rose

Estate Agents Ltd

## FOR SALE



Grade II listed five bedroom family home located in Thorney  
Station Road, Thorney, Peterborough, PE6 0QE.

- GRADE II LISTED
- DETACHED FAMILY HOME
- FIVE BEDROOMS
- GENEROUSLY SIZED REAR GARDEN
- NO FORWARD CHAIN

**£299,995**



T: 01733 202525 | info@harrisonroseproperty.com | F: 01733 202962

Ref: 1572

www.harrisonroseproperty.com

## Ground Floor

### Entrance Lobby

Entrance door, two double glazed window to side, door to:

### Entrance Hall

Window to rear, stairs leading to landing, doors to:

**Lounge** 4.66m (15'4") x 3.89m (12'9")max

Secondary glazed window to front, double glazed window to side, single radiator, wooden flooring, exposed beams, TV point, double doors to rear garden.

### Inner Hallway

Sliding door to lobby, open plan to:

**Family Room** 4.66m (15'4") x 4.15m (13'7") max

Double glazed window to side and front, single radiator, wooden flooring, single radiator, telephone and TV point, exposed ceiling beams.

### Lobby

Door leading to stairs to bedroom two, further doors to:

### Cloakroom

Re-fitted with a two piece suite comprising a low level WC and pedestal wash hand basin with cupboards under, extractor fan, frosted double glazed window to side.

**Kitchen/Breakfast Room** 5.61m (18'5") x 4.64m (15'3")

Fitted with a matching range of base and eye level units with worktop space over, built-in breakfast bar, sink with mixer tap, built-in range master oven with extractor hood over, space for dishwasher and washing machine, built-in storage cupboard with access to gas boiler, single radiator, wooden flooring, double glazed window to side and rear.

## First Floor

### Landing

Window to rear, stairs leading to attic room one, doors to:

**Bedroom 1** 4.59m (15'1") x 4.57m (15')

Three double glazed windows to side, TV and telephone point, laminate flooring, door to:

**En-suite** 2.59m (8'6") x 3.27m (10'9") max

Double glazed frosted window to side and rear, plumbing for a waste single radiator.

**Bedroom 2** 4.52m (14'10") x 3.48m (11'5")

Window to front, single radiator, ceiling beams, two built-in storage cupboards.

**Bedroom 3** 3.73m (12'11") x 3.73m (12'11")

Double glazed window to front, built-in cupboard, single radiator, TV point.

### Bathroom

Re-fitted with a three piece suite comprising a bath with shower attachment, vanity wash hand basin with cupboards under and low-level WC, heated towel rail, tiled flooring, tiled splashbacks.

## Second Floor

**Attic Room 1** 7.01m (23')max x 3.29m (10'9")

Window to side, single radiator, TV and telephone, access to eave storage.

**Attic Room 2** 7.01m (13'1")max x 3.32m (10'11")max

Two windows to side, single radiator.

### Outside

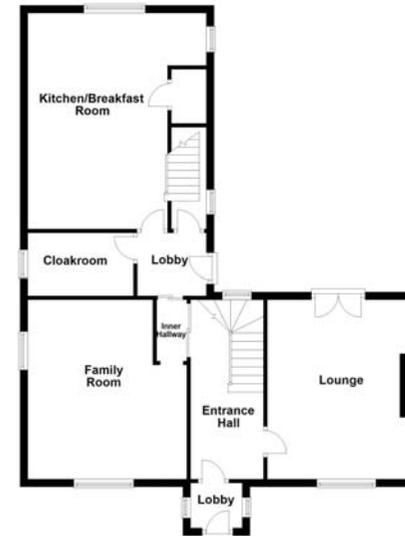
The front of the property has a pathway leading to front entrance door, gate to the side leading to gravelled driveway to double garage with access to power and lighting, allowing for off road parking. Generously sized rear garden, mainly laid to lawn with a patio area, pathway leading to rear garden.

Draft details only may be subject to amendment

None of the statements/measurements in these particulars should be relied on as representations of fact.  
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

- Call today to arrange your free valuation -

## Ground Floor



## First Floor



## Second Floor



- To arrange a viewing, please call us 01733 202525 -