



# Holywell Close, Longthorpe, PE3 6XR



Four Bedrooms



153 sqm / 1646 sqft



1 Family Bathroom  
+ Master Ensuite



**Make yourself at home at Holywell Close. Situated in the highly desirable and sought after area of Longthorpe, nestled on a peaceful cul-de-sac with only six other homes, this superb four bedroom detached home awaits it's next family having been much loved since 1986.**

The grounds of this perfectly positioned property were previously home to the vicars paddock. Many incredible memories have been made by its current owners and their family, and now this home is ready for its next chapter and offered for sale with No Onward Chain.

Upon entrance to this home nearing 1700 sq ft in living space is the porch with a convenient downstairs cloakroom, leading to the fantastically spacious entrance hall which would make a perfect reading room. Off the entrance hall is the lounge with a spectacular fireplace at the heart of the lounge and french doors leading onto the garden patio, perfect for all seasons. The garden room is through double doors off the entrance hall and lives up to its name flooded by light from the garden, a calming space for a home office or even a playroom. As you walk through the property you are lead into the dining room at the front of the property with an additional reception room situated behind this. Finally you will reach the spacious kitchen breakfast room with utility room.

Upstairs is home to the master bedroom with dual aspect windows, fitted wardrobes and a shower ensuite. Off the landing is a further two single bedrooms, a family bathroom, handy storage cupboards and bedroom two of which is a double room with fitted storage.

The sensational garden is a fabulous feature and offers privacy and excellent outdoor entertaining space.



## Measurements:

Entrance Hall- 4.63m x 4.02m (15'2" x 13'2")

Lounge - 4.63m x 3.67m (15'2" x 12'0")

Garden Room - 4.63m x 1.54m (15'2" x 5'0")

Dining - 3.42m x 3.95m (11'2" x 12'11")

Reception Room - 3.95m x 2.60m (12'11" x 8'6")

Kitchen 4.82m x 4.36m (15'10" x 14'4")

Utility - 3.1m x 1.91m (10'2" x 6'3")

Master Bedroom - 3.62m x 3.59m (11'11" x 11'9")

Master Ensuite - 1.68m x 1.96m (5'6" x 6'5")

Bedroom Two - 3.62m x 2.88m (11'10" x 9'5")

Bedroom Three - 2.63m x 1.97m (8'7" x 6'6")

Bedroom Four - 2.52m x 1.97m (8'3" x 6'6")

Family Bathroom - 2.06m x 1.97m (6'9" x 6'6")

Externally -

Double Garage with Electric Doors

Green House

- Sought after area of Longthorpe
- Sold with No Onward Chain
- Four Reception Rooms
- Full of Character & Charm
- Double Garage & Generous Drive
- Peaceful cul-de-sac Positioning

To hear more about The Hawthorns  
please call 01733 79 43 43



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

