Pingle Lane, Northborough , Peterborough (no. agt_sale_38)



£325,000.00

Pingle Lane, Northborough , Peterborough, PE6 9BW

2ch.

City	Peterborough
Bedrooms	2
Tenure	Freehold

All Offers Considered Set within the heart of the desirable village of Northborough, this exceptional two-bedroom bungalow offers deceptively spacious accommodation, finished to a high standard throughout. With a striking sun room, modern kitchen and shower room, ample off-road parking, and a beautifully maintained garden, this property presents a rare opportunity for buyers seeking both quality and lifestyle. Front Garden Approached via an attractive frontage, the property features a neatly presented front garden with a gravelled area to the left and a driveway to the right, providing direct access to the single garage. Entrance Hall The welcoming central hallway provides access to the majority of rooms and features ceiling-mounted sensory lighting with switches at both ends, a frosted front-facing window, radiator, loft access, and modern laminate flooring. Lounge / Dining Room Spanning the full length of the original bungalow and positioned at the front of the property, this spacious lounge/diner offers flexible living and dining space. The lounge area benefits from a charming ornamental brick fireplace with an arched brick shelving recess and a large front-facing window overlooking the garden. The dining area comfortably accommodates a good-sized table and is ideal for entertaining, with glazed doors opening into the sun room and an additional radiator. Laminate flooring runs throughout. Sun Room / Garden Room A standout feature of the home, the sun room is positioned to the rear and provides a tranquil space with views across the beautifully maintained garden. Surrounded by windows with integrated blinds, ceiling roof windows, and French doors opening onto the garden, this room is flooded with natural light. Further benefits include ceiling spotlights, a radiator for year-round use, and stylish Amtico flooring. Kitchen The recently refurbished kitchen is finished to a high modern standard and enjoys garden access via small French doors, along with a side-facing window. Fitted with a comprehensive range of floor, eye-level, and full-height units, the kitchen offers excellent storage including deep pan drawers. Integrated appliances include an electric oven, electric hob with extractor, dishwasher, fridge, and freezer. The boiler is neatly concealed within a unit, and under-cabinet lighting enhances both practicality and ambience. Finished with Amtico flooring. Shower Room The shower room has been recently renovated and is finished to a high contemporary standard. It comprises a large Power Shower cubicle, wash basin with storage beneath, and WC. Fully tiled from floor to ceiling, with conveniently positioned external shower controls. Master Bedroom Situated at the front of the property, is a spacious double room featuring a large bay window overlooking the front garden and an additional side window, providing excellent natural light. A brick feature fireplace adds further character, with laminate flooring throughout. Bedroom Two Centrally located, this is a well-proportioned double room with a large side-facing window. A charming working fireplace adds

character, alongside built-in storage to one side of the chimney breast. Finished with laminate flooring. Rear Garden The enclosed rear garden can be accessed from the sun room, kitchen, and driveway. Thoughtfully designed and well maintained, it offers multiple distinct areas including a patio, lawn with gravel borders, and a raised decking area beyond the garage?ideal for outdoor dining and entertaining. Further benefits include gated access to both the garage and driveway, along with outdoor electrical sockets. Council Tax - Band C EPC RATING - C, meaning the property is energy efficient. Gas Central Heating through out. Transport & Getting Around Peterborough railway station is the nearest major train station ? about 6?9 miles (9?15 km) away by road, offering connections on the East Coast Main Line to London, Leeds, York, Edinburgh and beyond. Local bus stops within walking distance serve Northborough and nearby Deeping St James, giving access toward Peterborough and surrounding villages. For heritage rail and a fun day out, you?ve got Nene Valley Railway in Wansford ? great for steam train rides and events. Nearest Bus Stops Castle ? on Lincoln Road, central Northborough Castle ? another Castle stop Maxey Road / Maxey Road ? stops also on Lincoln Road Shopping & Everyday Needs While Northborough itself is a small village with a few local amenities (village shop, pub, primary school nearby), most bigger shops and services are best accessed in Peterborough: Major shopping centres near you (by car/train): Queensgate Shopping Centre ? over 100 stores including fashion, tech, food & more. Serpentine Green ? large retail park with shops and a Tesco Extra supermarket. Peterborough One Retail Park, Rivergate Shopping Centre, Brotherhood Shopping Park ? mix of retail, home, and leisure stores. Other handy shops: The Range ? home & garden, outdoor gear. CeX, Yours Clothing ? smaller speciality shops. Sweet Pea Sorbet ? local floristry. For day-to-day groceries, there?s a Co-op and bakery within a short drive or walk in Northborough/Deeping St James. Walks, Nature & Outdoor Activities If you love being outside, you?ve got some lovely spots around: Local Nature & Parks Ferry Meadows Country Park ? superb for long walks, cycling, picnics, and lakeside paths. Cuckoos Hollow, Castor Hanglands National Nature Reserve, Eye Green Nature Reserve ? quieter nature reserves close by. Thorpe Wood and The Boardwalks ? great for local wildlife walks. Country Walks There are local countryside and village walks around Northborough and Market Deeping ? including an 8.8 km/5.5 mile circular walk with level paths through fields and villages (suitable most of the year). The Hereward Way long-distance path passes through the wider region if you fancy longer hikes. Village Life Northborough itself is a quaint village, with: A local pub and community feel, A village shop and primary school close by, Nearby Deeping St James with slightly more amenities and services. It?s peaceful, great for families and those who like rural living but still within reach of a city?s shops and transport. Schools & Daily Practicalities Northborough Primary School is only a short walk away. Secondary schools in The Deepings and Peterborough are easily reached by bike or car.