

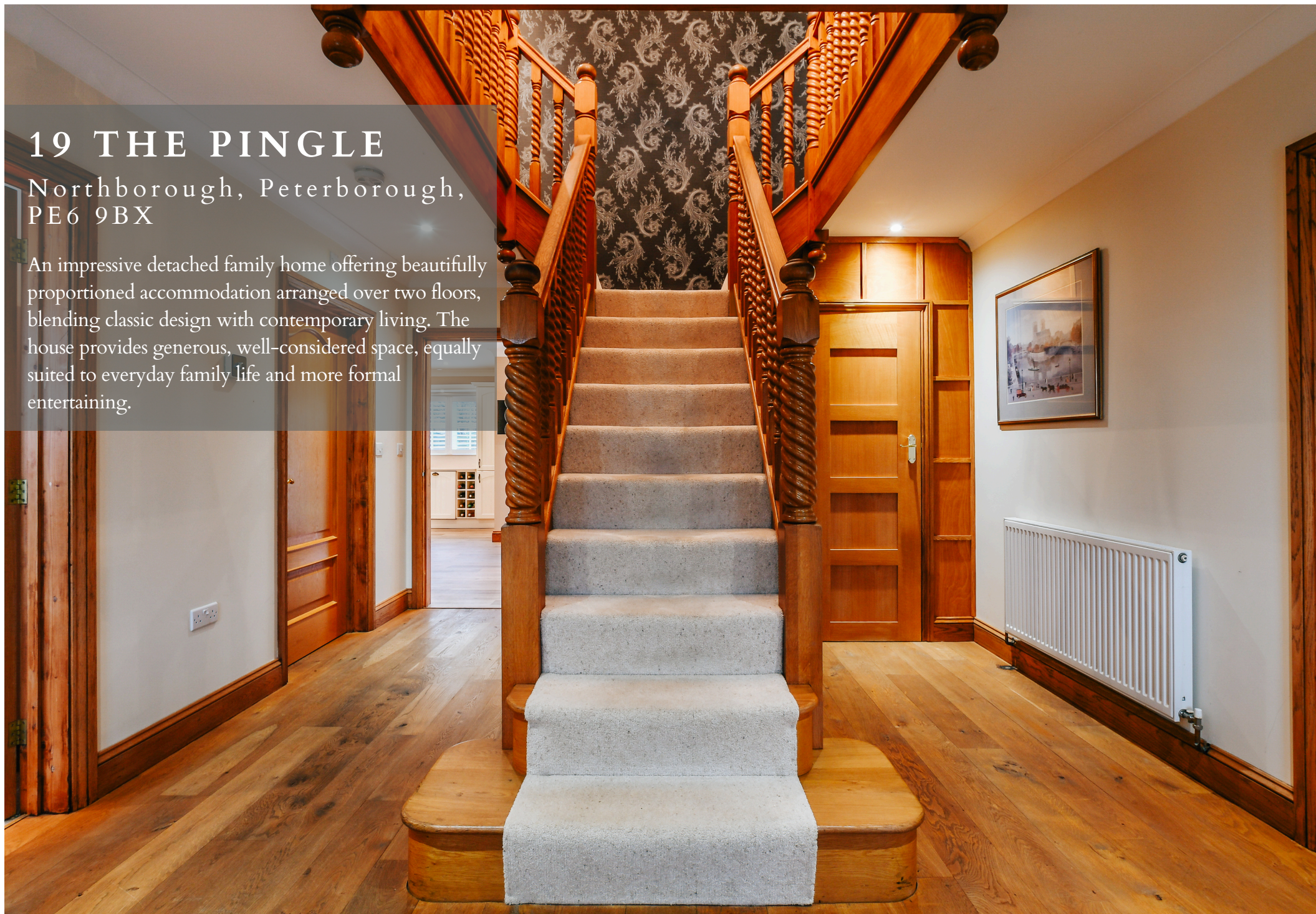


19 THE PINGLE
Northborough

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Northborough, Peterborough,
PE6 9BX

An impressive detached family home offering beautifully proportioned accommodation arranged over two floors, blending classic design with contemporary living. The house provides generous, well-considered space, equally suited to everyday family life and more formal entertaining.



Step Inside

The ground floor is arranged around a striking reception hallway, where a handsome oak staircase creates an immediate sense of quality, complemented by oak flooring, doors and skirting throughout. From here, the accommodation flows naturally from one room to the next. There are three well-proportioned reception rooms comprising a generous sitting room, a formal dining room with French doors opening onto the rear garden, and a substantial study positioned away from the main hub of the home, providing a quiet and private space for working or studying.

The sitting room is a particularly attractive space, centred around an inglenook fireplace housing a wood-burning stove, which forms a warm and welcoming focal point. Double doors connect through to the dining room, allowing an excellent flow for entertaining and larger gatherings, while further glazed double doors lead into the impressive open-plan kitchen and living space, the true heart of the home.





The well-appointed kitchen offers an extensive range of wall and floor standing cabinets, complemented by quartz work surfaces and a substantial central island with breakfast bar seating. Integrated appliances include a large range cooker, fridge freezer, dishwasher and wine fridge, along with a double Belfast sink, combining both practicality and understated style. This is a sociable space, ideal for casual dining or gathering with family and friends while meals are prepared.

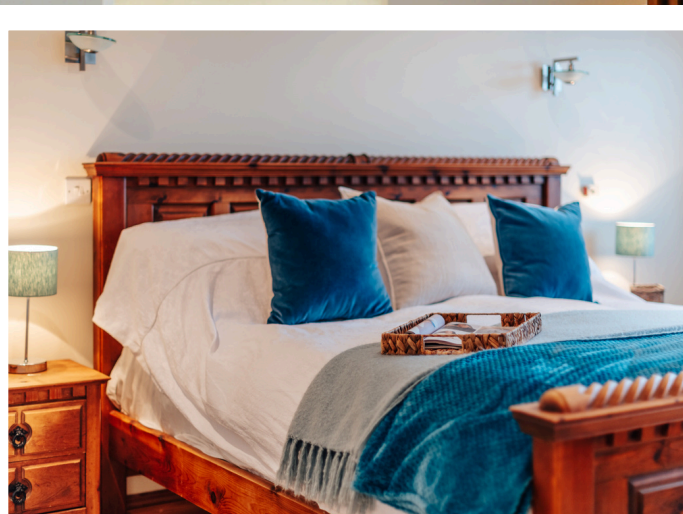
Beyond the working area of the kitchen is a comfortable seating area, enhanced by bi-fold doors opening directly onto the rear garden, creating a seamless connection between the house and the outdoors. A utility room is located just off the kitchen, providing further storage, space for white goods and external access, while a guest cloakroom completes the ground floor accommodation.



And so to bed.....

To the first floor, a generous galleried landing creates an impressive sense of space and currently serves as a seating or reading area. The property was originally designed with five bedrooms and this area could readily be reconfigured to create an additional bedroom if required. There are presently four well-proportioned bedrooms, all finished to a high standard.

The principal bedroom forms an excellent suite, featuring a dressing room with ample storage and a generous en suite shower room fitted with a large shower enclosure, twin wash basins and WC. A guest bedroom enjoys views over the peaceful rear garden and benefits from built-in wardrobes and its own en suite shower room. Bedrooms three and four are both comfortable double rooms and are served by a stylish family bathroom, complete with a freestanding roll-top bath, pedestal wash basin and WC.









Step Outside

Outside, the property is approached via a substantial block-paved driveway that wraps around the house, providing extensive parking along with an area ideal for a camper van or caravan. A particularly appealing and versatile feature is the detached double garage, which incorporates a spacious room above. Currently used for storage, this space offers excellent potential as a home office, annexe or guest accommodation, subject to any necessary consents.

The enclosed west-facing rear garden is generous in size, predominantly laid to lawn and complemented by a paved terrace, providing an ideal setting for outdoor dining, entertaining and family enjoyment.





Finer Details

Local Authority: Peterborough City Council
Council Tax Band: G

Tenure: Freehold
Possession: Vacant upon completion

EPC Rating: 74 | C
EPC Rating Potential: 81 | B

Services: Mains water, drainage, and electric are understood to be connected. The property has gas fired central heating. (none tested by the agent).

Fixtures & Fittings: Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



Approximate Gross Internal Area: 225.5 sq metres / 2426.2sq ft
Garage: approx 35 sq metres / 377.2 sq ft
Room over Garage: approx 20 sq metres / 216.7 sq ft
Total Area : approx 280.5 sq metres / 3020.1 sq ft

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.





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