



7 Moor End, Thurning
£750,000

 **Oliver James**
Property Sales & Lettings



7 Moor End

Thurning, Peterborough

A unique opportunity to acquire a stunning detached home of 1774 sq/ft / 164 sq/metres sitting on a mature plot of 0.42 acres with open countryside views. No forward chain.

Tenure: Freehold

- Modern detached family home with countryside views.
- Four bedrooms & two reception rooms.
- The Gross Internal Floor Area of approximately 1774 sq/ft / 164 sq/metres (Excluding garaging)
- A Total Plot Size of approximately 0.42 acres.
- Quiet cul-de-sac position within a picturesque village.
- En-suite shower room to principal bedroom.
- Underfloor heating.
- Double garage and driveway parking.
- The property is sold with no forward chain.
- EPC: B.



INTRODUCTION

An opportunity to acquire an individually built detached home sitting on a mature plot of 0.42 acres in a idyllic village location. The property has been finished to a high specification internally with a feature oak staircase and bespoke kitchen with solid granite worksurfaces. Upstairs there are stunning views over open countryside from four good size bedrooms, the principal of which has a large en-suite shower room and further family bathroom. Externally there is huge potential with a large wrap around plot.

LOCATION

Thurning is a village and civil parish in the English county of Northamptonshire. Located in the north-east of the county, about 5.5 miles south-east of Oundle, Thurning forms part of the civil parish of Hemington, Luddington and Thurning.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		99
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

