

# MEADOW LANE

THORNHAUGH, PETERBOROUGH



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A BEAUTIFULLY FINISHED AND SPACIOUS STONE VILLAGE HOME, NEWLY BUILT BY A WELL-RESPECTED LOCAL BUILDER OFFERING FLEXIBLE LIVING ACCOMMODATION, SITTING AT THE END OF A QUIET LANE WITH OPEN VIEWS OVER THE NEIGHBOURING COUNTRYSIDE.



Breakfast Kitchen • Expansive Sitting Room/Diner • Study • Utility Room & Downstairs WC • Pantry  
• Four Generous Sized Bedrooms • Family Bathroom & Two En-suites • Off-Road Parking • Large  
Garden • Countryside Views • NO CHAIN •

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## 18 Meadow Lane

Thornhaugh, Peterborough PE8 6HN

### ACCOMMODATION

Enter the property through oak door into the large entrance hall with stairs rising to the first floor and ample storage in the cupboard beneath. To the left is a snug/study with a window to the front that could also be utilised as a ground floor bedroom with a minor adjustment to incorporate the downstairs WC into an ensuite shower room.

To the right is a light and airy breakfast kitchen with a great range of units under granite worktops, a ceramic sink, integrated Neff appliances to include an eye level double oven, induction hob with extractor over and a dishwasher. The kitchen also features a large central island with a breakfast bar, plumbing for an American fridge freezer and a pantry with space to accommodate further white goods. A door from the kitchen leads out to the side patio and down to the garden.

The centrepiece of the property is the stunning open plan living space with bifolding doors to two sides creating a wonderful flow from inside to out. With one set facing south and the other facing east they provide the room with an enormous amount of light and beautiful views over the surrounding countryside. The living space has a feature fireplace with a purpose-built surround and log burner inset.

The ground floor continues with the utility room that provides further storage, space and plumbing for white goods, secondary sink and a downstairs WC just off with low flush lavatory and wash hand basin. Completing the ground floor is a coats cupboard that houses the underfloor heating manifold and offers plenty of space for hanging.

To the first floor there are four generous double bedrooms. The master bedroom sits to the rear with views over the garden and countryside beyond. There is a dressing area with a built-in wardrobe, a Juliet balcony and an en-suite shower room with walk in shower, low flush lavatory, and wash hand basin built into a vanity unit. Bedroom two sits to the front of the property also complimented by an ensuite shower room. Bedroom three and four although not as large as the principal bedrooms are still ample double

rooms with views over countryside and are served by the family bathroom.

The internal accommodation is completed by the large airing cupboard housing the pressurised hot water tank and there is also ladder access to the part boarded loft space.

### OUTSIDE

There is off-road parking on a gravelled driveway, fronted by a beautifully built stone wall. There is pedestrian access down the right-hand side of the property leading to the side and rear patios that are also accessed from both the kitchen and the open plan living space. The rear garden is a fantastic size with a traditional dry-stone wall as the rear boundary. It is predominantly laid to lawn with several mature fruit trees and a prolific walnut tree. There is a brand-new garden shed with power and lighting and the oil tank is located to the side of the property.

This superb modern village home has been built and finished to an exacting specification and is ready for occupation immediately.

### LOCATION

The conservation village of Thornhaugh is a charming hamlet located not far from the ever-popular village of Wansford and just under 5 miles from the historic town of Stamford. Offering great road links to the A47 and A1 with only a 20-minute drive to the cathedral city of Peterborough providing East Coast main line trains to London within the hour.

### DIRECTIONAL NOTE

Leave Oakham on the A6003 and continue on this road until you reach the Uppingham roundabout. Take a left onto the A47 and follow this road taking the 2<sup>nd</sup> exit at Duddington roundabout. Continue on for approximately 5 miles until you see a sign for Thornhaugh on your left-hand side. Take the left and follow the lane around until you reach the village. Meadow Lane is your first right and you will find number 18 at the far end.

### SERVICES & COUNCIL TAX

The property is offered to the market with all mains services and oil-fired central heating. There is underfloor heating throughout the ground floor and radiators to the first floor. Council Tax Band - to be confirmed.



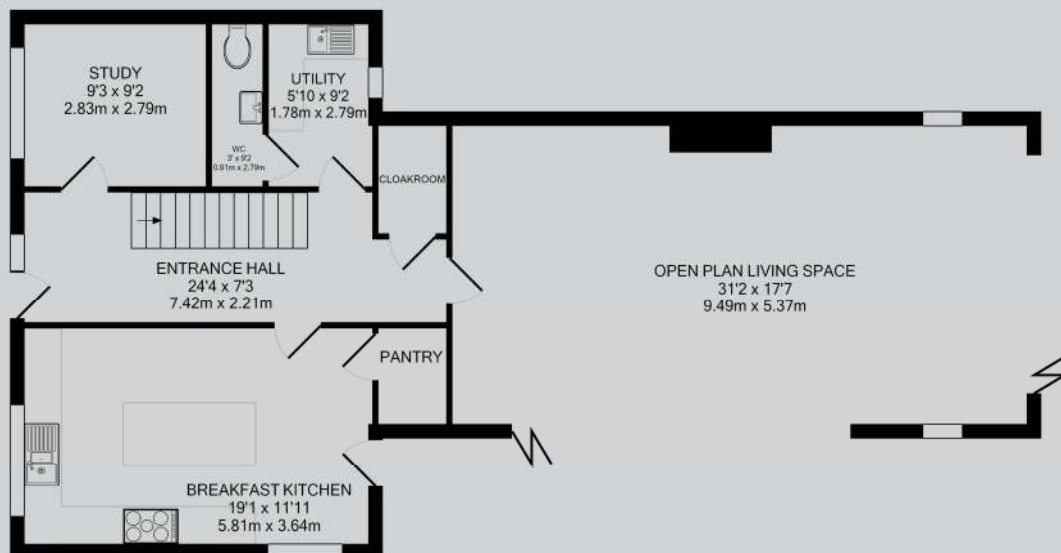




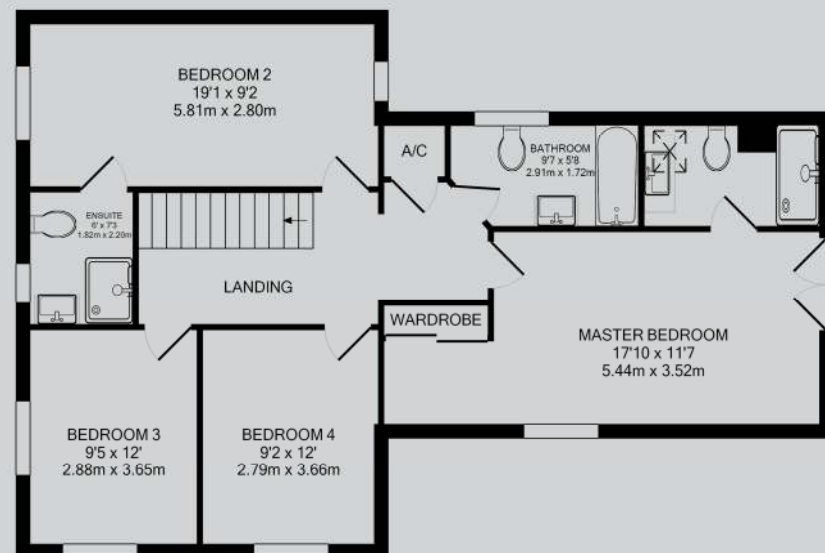
## 18 Meadow Lane, Thornhaugh, Peterborough PE8 6HN

House Total Approx Gross Internal Floor Area = **2049 sq. ft / 190.3 sq. m**

Measurements are approximate, not to scale, illustrative purposes only.



GROUND FLOOR



1ST FLOOR





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#### Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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