

**For Sale**  
**4 Bedrooms Detached**  
**Gunthorpe Road, Gunthorpe, PE4 7DS**

1980s four bedroom detached family home situated in a prime location of Gunthorpe within easy access to the A15/A1M. The property consists of four bedrooms, En-Suite to master, lounge, kitchen diner, guest cloakroom and conservatory. The property benefits from gas heating and Upvc double glazing. Enclosed rear garden. Single garage with parking to front.



**Asking price of £325,000 freehold**

Homesabout Estate Agents & Lettings Ltd  
Suite 8, Asset House, 26 - 28 Thorpe Wood Business Park, Thorpe Wood,  
Peterborough, Cambridgeshire, PE3 6SR  
Tel: 01733 558800 F: 01733 553328  
Web: [www.homesabout.co.uk](http://www.homesabout.co.uk) Email: [sales@homesabout.co.uk](mailto:sales@homesabout.co.uk)

# Gunthorpe Road, Gunthorpe, PE4

<b>Entrance hall</b>	
<b>Cloakroom</b>	
<b>Kitchen diner</b>	19'1" x 10'3" (5.82m x 3.12m)
<b>Lounge</b>	16'6" x 11'0" (5.03m x 3.35m)
<b>Conservatory</b>	8'10" x 8'1" (2.69m x 2.46m)
<b>Lean-to rear porch</b>	
<b>Landing</b>	
<b>Master bedroom</b>	12'6" x 9'9" (3.81m x 2.97m)
<b>Shower En-Suite</b>	
<b>Bedroom two</b>	8'7" x 7'8" (2.62m x 2.34m)
<b>Bedroom three</b>	10'8" x 7'7" (3.25m x 2.31m)
<b>Bedroom four</b>	10'7" x 6'9" (3.23m x 2.06m)
<b>Family bathroom</b>	
<b>Outside</b>	
<b>Rear garden</b>	
<b>Front garden</b>	
<b>Garage &amp; parking</b>	



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		63	81
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	67
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT WITH AGENTS HOMESABOUT ESTATE AGENTS & LETTINGS LTD  
 OPENING HOURS: 9.00 to 17:30 Mon to Fri, 9:00 to 13:30 Saturdays, Closed Sundays & Bank Holidays,  
 Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

**Homesabout Estate Agents & Lettings Ltd**  
**Suite 8, Asset House, 26 - 28 Thorpe Wood Business Park, Thorpe Wood,**  
**Peterborough, Cambridgeshire, PE3 6SR**  
**Tel: 01733 558800 F: 01733 553328**  
**Web: [www.homesabout.co.uk](http://www.homesabout.co.uk) Email: [sales@homesabout.co.uk](mailto:sales@homesabout.co.uk)**





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)

