



Robert Rayner Close, Orton Longueville, Peterborough
£295,000 Freehold

**Sharman
Quinney**

Key Features



- Extended Semi-Detached House
- Corner Plot Location
- Extended Kitchen/Dining Room
- Family Room
- Lounge

Welcome to your next home in Orton Longueville. This lovely three bedroom extended semi-detached house offers a blend of space and functionality.

As you enter the property you'll be greeted by a spacious and inviting atmosphere. The heart of the property is the extended kitchen/ dining room, which is ideal for those social gatherings, adjacent is the family room, the light and airy main lounge is perfect for relaxing and unwinding after a busy day and there is a downstairs cloakroom too.

As you go upstairs you will find the landing with exposed wooden floorboards, bedroom 1 with built-in wardrobe and exposed wooden floorboards bedroom 2 with built-in wardrobes, bedroom 3 with built-in wardrobe and exposed wooden floor



boards and main bathroom.

Outside the property sits on a lovely corner plot. The front garden is lawned, with a driveway to the side providing off road parking, double gated access leads to further parking for a caravan or boat and access to the tandem length garage. The nice extensive rear garden is lawned with mature borders and trees including fruit trees with a patio seating area and storage shed. This is a lovely area for the family to enjoy playing relaxing and enjoying barbecues together.

Entrance porch

Entrance Hall

Lounge

4.60m x 3.12m into recess (15'01" x 10,03" into recess)

Extended Kitchen/Dining room
4.88m x 2.97m (16' x 9'10")

Downstairs cloakroom

Family room

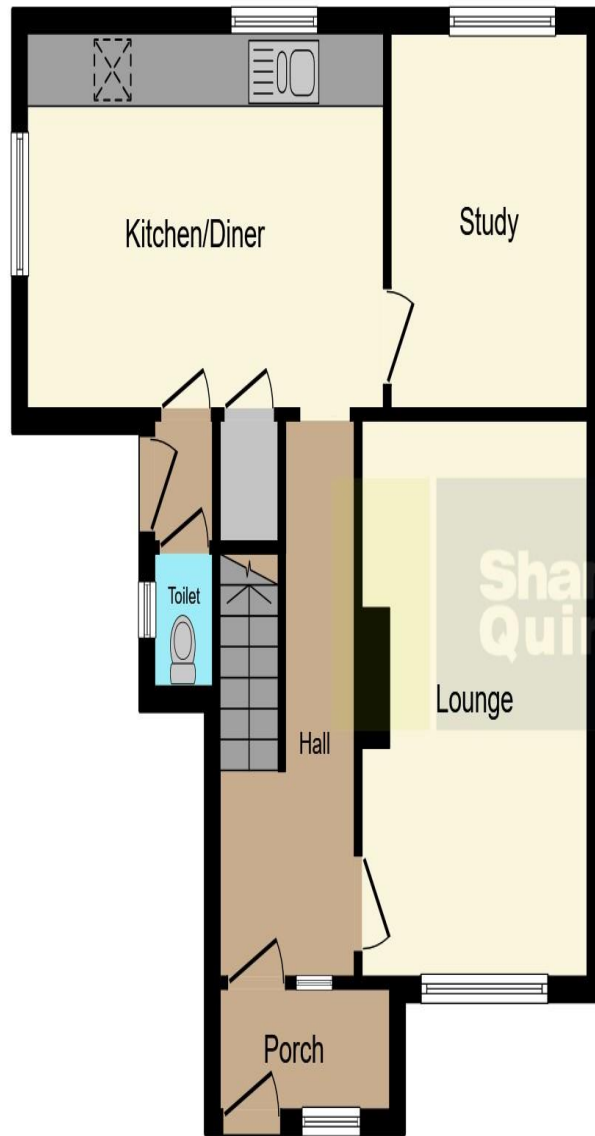
3.05m x 2.72m (10' x 8'11")

First floor Landing

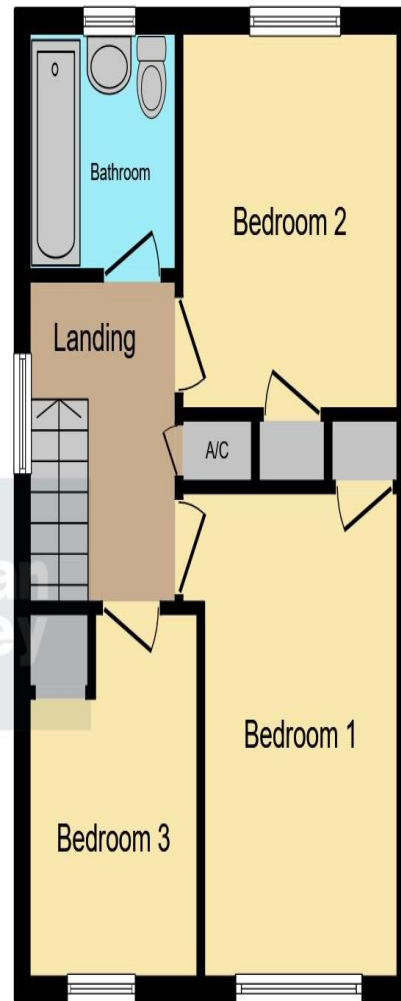
Bedroom 1

3.89m ex wardrobe x 2.64m ex recess (12'09" ex





Ground Floor



First Floor

wardrobe x 8'08" ex recess)

Bedroom 2

3.05m ex recess x 2.97m (10' ex recess x 9'09")

Bedroom 3

2.92m into recess x 2.26m inc wardrobe (9'07" into recess x 7'05" inc wardrobe)

Bathroom

Outside

The property is located on a corner plot with the front garden lawned with the driveway to the side providing off road parking double gated access leads to further parking area for caravan or boat and access to the tandem length garage which measures 10.76m x 2.51m (35'04" x 8'03") the extensive rear mature garden is lawned with mature shrub borders and trees including fruit trees with patio seating area and shed. This is a lovely area for the family to enjoy playing relaxing and enjoying barbecues together.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property call Sharman Quinney on:
01733 346111

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 346111

 50 Hargate Way, Hampton Hargate,
Peterborough, Cambridgeshire, PE7 8DS

 hampton@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: HAM203325 - 0005

