



Royston Avenue, Orton Longueville, Peterborough
Offers in the Region of £350,000 Freehold

**Sharman
Quinney**

Key Features



- No Chain!
- Detached House
- Three Bedrooms
- Conservatory
- Separate Utility Room

As you step inside, you'll be greeted by the spacious and inviting entrance hall, leading you to the light and airy lounge and conservatory, offering lovely views over the rear garden. The upgraded kitchen creates a warm and welcoming atmosphere for you and the family to enjoy with ample storage space, utility room and an integral door leading into the single garage.

Upstairs you will find the three bedrooms and upgraded shower room.

Outside the property sits on a generous plot with the front garden block paved providing ample off-road parking for several cars and access to the single garage, side gated access leads to the superb rear garden which has an extensive lawn and paved patio seating area, storage shed, ideal



for all the family to enjoy on those long hot summer days. Royston avenue offers a peaceful and family friendly neighbourhood, while still in easy reach of local amenities, schools and transport links.

Entrance Hall

Lounge

6.30m x 3.48m (20'08" x 11'05")

Conservatory

3.28m x 2.74m (10'09" x 9')

Kitchen

4.29m max x 3.28m (14'01" max x 10'09")

Utility room

2.57m x 1.22m (8'05" x 4'01")

First Floor Landing

Bedroom 1

3.56m x 3.48m ex recess (11'08" x 11'05" ex recess)

Bedroom 2

3.99m x 2.62m (13'01" x 8'07")

Bedroom 3

3.33m into recess x 2.51m (10'11" into recess x 8'03")





Shower Room

Outside the front garden is block paved and provides ample parking for several cars and access to the single garage which measures 5.08m x 2.59m (16'08" x 8'06") side gated access leads to the lovely extensive rear garden which is lawned with paved patio seating area ideal for the family to enjoy those social gatherings.

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

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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.

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