



Lady Lodge Drive, Orton Waterville Peterborough
Fixed Price £375,000 Freehold

**Sharman
Quinney**

Key Features



- Detached bungalow
- No chain
- En-suite to bedroom 1
- Four bedrooms
- Separate dining room

As you step inside, you'll be greeted by an inviting and spacious hallway leading you into the heart of the home,

The comfortable lounge is the ideal room to relax and unwind in after a long day's work which then leads you into the conservatory, adjacent is the separate dining room the perfect room for the family to enjoy their meals together or for entertaining guests.

The kitchen breakfast room has ample preparation and storage space for the budding chef, whether you're cooking a gourmet meal or simply enjoying a quick snack, this kitchen has got you covered.

As you walk through the property, you'll find bedroom 1 with En-suite shower room three further well-proportioned bedrooms ideal for the children or office room, family bathroom.

Outside there is ample space for all the family to



enjoy pottering around the garden together, with plenty of parking and access to the detached single garage and carport.

Lady lodge drive is an extremely popular neighbourhood within easy reach of Ferry meadows country park, schools, shops and important transport links.

Entrance hall

Lounge
5.89m x 3.51m (19'04" x 11'06")

Dining room
3.20m x 3.0m (10'06" x 9'10")

Conservatory
2.64m x 1.91m (8'08" x 6'03")

Kitchen
3.48m x 3.18m (11'05" x 10'05")

Bedroom 1
3.96m x 3.20m inc wardrobe (13'0" x 10'06" inc wardrobe)

Ensuite

Bedroom 2
3.20m x 3.20m (10'06" x 10'06")

Bedroom 3
3.51m x 2.18m (11'06" x 7'02")





Bedroom 4
3.20m x 2.11m (10'06" x 6'11")

Bathroom

Outside the front garden is gravelled with a patio area, shared drive leads to the main drive and single garage 5.13m x 2.59m (16'10" x 8'06") further access via wrought iron gate leads to the carport the rear garden is laid with shrubs and flowers with gravelled area and potting shed.

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: HAM203154 - 0001

