



Longwater, Orton Longueville Peterborough  
**£900,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Extended Detached Property
- Kitchen/Breakfast Room
- Seperate Dining Room
- Family Room
- Lounge with Vaulted Ceiling
- En-suite Bathroom
- Double Garage
- Overlooks Local Cricket Pitch

As you enter the property, you are greeted by a bright and spacious entrance hall featuring a high vaulted ceiling that creates a spacious and stunning first impression which then flows through the whole house. A beautifully designed staircase leads to the minstrel gallery and bedroom 1 on the first floor, which just enhances the elegance and individuality of the property.

As we walk through the house you are guided into the impressive open plan kitchen/breakfast room family room and separate dining room. The kitchen breakfast room impresses with its central island unit and includes integrated appliances, the family room and separate dining room have individual patio doors which flood both rooms with natural light whilst offering wonderful views over the superbly manicured rear garden, there is also a utility room.

The sitting room with its vaulted ceiling and inset fireplace sets the scene for the home with its light and airy design, it's





just perfect for relaxation, adjacent is the rear hallway that leads to the three well-proportioned bedrooms dressing area and family shower room.

On the first floor is the main bedroom with luxurious ensuite bathroom, designed with its individual balcony it offers wonderful views across the rear garden and local cricket pitch beyond.

Outside is a real showstopper the manicured landscaped gardens which include separate seating areas make it ideal for entertaining or enjoying wonderful family moments together, if you have the need to work from home there is a versatile home office set within the tranquil environment of the rear garden with lovely views across the local cricket pitch, parking no problem there is ample off road parking for several cars on the double width driveway with access to the double garage.

Entrance hall

Downstairs cloakroom

Sitting room  
7.64m x 4.19m (25'09" x 13'09")

Kitchen breakfast room  
7.62m x 3.33m (25'01" x 10'11")

Utility room  
2.97m x 1.24m (9'09" x 4'09")

Family Room  
4.93m x 4.22m (16'02" x 13'10")

Separate Dining room  
4.11m x 2.95m (13'06" x 9'08")

Stairs to first floor



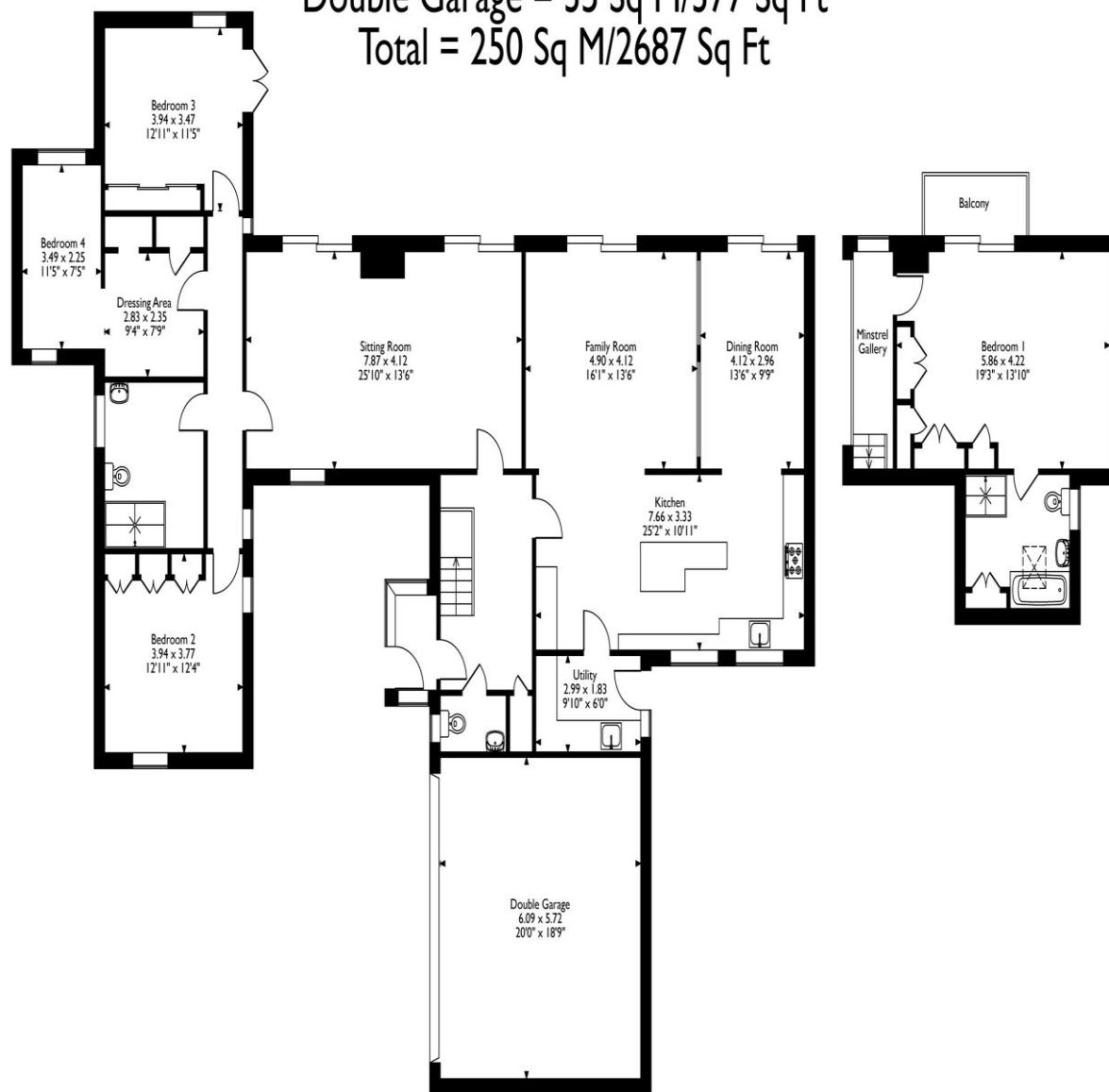
Longwater, Orton Longueville, Peterborough

Approximate Gross Internal Area

Main House = 215 Sq M/2310 Sq Ft

Double Garage = 35 Sq M/377 Sq Ft

Total = 250 Sq M/2687 Sq Ft



**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Minstrel gallery

Bedroom 1

5.84m inc wardrobe x 4.22m inc wardrobe (19'02" inc wardrobe x 13'10" inc wardrobe)

Ensuite

Inner hallway

Bedroom 2

3.94m x 3.76m inc wardrobe (12'11" x 12'04" inc wardrobe)

Bedroom 3

3.94m x 3.45m inc wardrobe (12'11" x 11'04" inc wardrobe)

Dressing room

2.82m x 2.34m (9'03" x 7'08")

Bedroom 4

3.48m x 2.24m (11'05" x 7'04")

Bathroom

Outside is a real showstopper the manicured landscaped gardens which include separate seating areas make it ideal for entertaining or enjoying wonderful family moments together, if you have the need to work from home there is a versatile home office with Wifi connected 3.45m x 2.97m (11'04" x 9'09") set within a tranquil environment of the rear garden with lovely views across the local cricket pitch ,parking no problem there is ample off road parking for several cars on the double width driveway with access to the double garage with remote controlled electric door 5.66m x 4.88m (18'07" x 16'0").

To view this property call Sharman Quinney on:  
**01733 346111**



# Selling your property?

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

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