

Peterborough  
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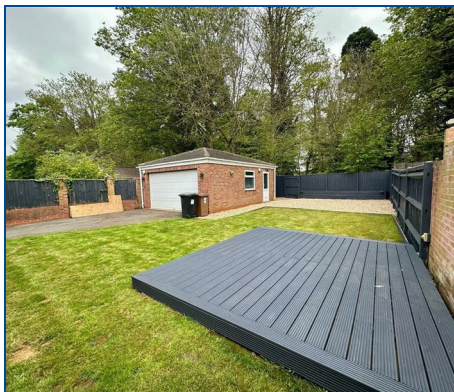
7 Office Village, Cygnet Park, Peterborough, PE7 8GX



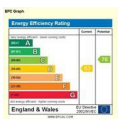
## Lady Lodge Drive, Orton Waterville, Peterborough, PE2 5ES £1,700 Per month

**\*EXTENDED\* \*LARGE OPEN PLAN KITCHEN/DINING/FAMILY ROOM\***  
**\*DOUBLE GARAGE\* \*POPULAR LOCATION\* \*CLOSE TO LOCAL AMENITIES\***  
**\*EASY ACCESS TO A1\* \*CLOSE TO FERRY MEADOWS COUNTRY PARK\***

Regal Park are pleased to offer this well presented Extended Detached Chalet Bungalow in the popular location of Orton Waterville. The property is situated close to local amenities and is within walking distance to Ferry Meadows Country Park and within easy access to A1.



The property has been extended and modernised over the years and comprises; Entrance Hall, Study, open plan Kitchen/Dining/Family Room, Bedroom 1 with En-Suite Bathroom, Bedroom 2 with built in wardrobes and Jack 'N' Jill En-Suite Bathroom. The first floor has Bedroom 3 and a Shower Room. There is a Driveway to the front providing ample parking leading to a Detached Double Garage and enclosed rear garden.  
Viewings Highly Recommended.





### Entrance Hall

Radiator, wooden flooring, stairs, door to:

### Study

9'11" x 7'5" (3.02m x 2.26m)

UPVC double glazed window, double radiator, fitted carpet, telephone point, TV point, under-stairs storage cupboard.

### Kitchen/Dining/Family Room

36'0" x 27'4" max (10.97m x 8.33m max)

Fitted with a matching range of base and eye level units with granite worktop space over, sink unit with mixer tap, integrated fridge, freezer and dishwasher, two electric fan assisted ovens, built in wine cooler, built-in electric hob, uPVC double glazed window to side, two uPVC double glazed windows to rear, wooden flooring, telephone point, TV point, sliding doors to built in storage, uPVC double glazed door to side, uPVC double door to garden, uPVC double glazed tri-fold doors to garden.

### Bedroom 1

13'0" x 12'4" (3.96m x 3.76m)

UPVC double glazed window to front, double radiator, fitted carpet, telephone point, TV point, door to:

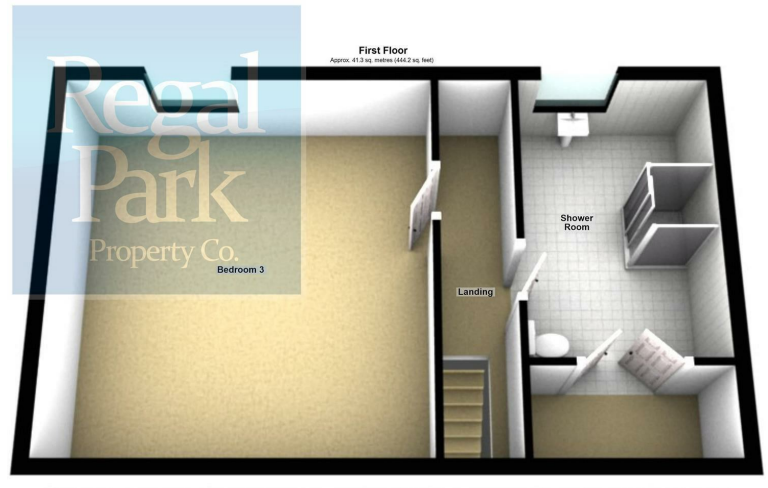
### En-Suite Bathroom

Fitted with three piece suite comprising deep panelled with shower over and folding glass screen, pedestal wash hand basin and low-level WC, fully tiled walls, uPVC obscure double glazed window, heated towel rail, tiled flooring.

### Bedroom 2

11'1" x 9'8" (3.38m x 2.95m)

UPVC double glazed window to front, double radiator, fitted carpet, telephone point, TV point, built-in wardrobe(s) with sliding doors, door to:



### Jack and Jill En-Suite Bathroom

Fitted with three piece suite comprising deep panelled bath with hand shower attachment over, wash hand basin with cupboards under and low-level WC, shaver point, tiled surround, uPVC double glazed window, heated towel rail, tiled flooring, door to Hallway.

### Landing

Fitted carpet, velux skylight, door to:

### Bedroom 3

16'2" x 15'7" max restricted height (4.93m x 4.75m max restricted height)

UPVC double glazed window to rear, double radiator, fitted carpet, TV point, velux skylight.

### Shower Room

Fitted with three piece suite comprising walk in shower cubicle with fitted shower over with body jets, wash hand basin with drawers under and WC, shaver point, tiled surround, uPVC double glazed window to rear, heated towel rail, tiled flooring, double door to cupboard housing hot water cylinder and boiler.

### Outside

There is ample parking to the front of the property and a Driveway to the side leading to an alarmed Detached Double Garage (23'9" x 17'7") with power and light connected, EV charging point, window to side, side personnel door, electric roller doors.