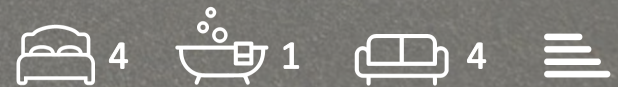




2 Lady Lodge Drive
Orton Waterville PE2 5EP
£435,000



2 Lady Lodge Drive Orton Waterville PE2 5EP

Stunning detached property on Lady Lodge Drive in the highly popular area of Orton Waterville with solar panels on a feed-in tariff.

On the ground floor is the entrance hall providing ample storage for coats and shoes before opening into the high ceiling living room benefitting from high windows and sliding doors into the office. The office is multifunctional complete with wash hand basin, worktops, rear access and stairs leading to the internal hallway which further benefits from under stairs storage and access to the ground floor WC with wash hand basin and WC. Tiled flooring kitchen with matching wall and base units, sink unit, oven, grill and microwave all built in and side access. Good size dining room with fireplace and sliding glass door providing access to the conservatory roof with self cleaning glass, patio doors, tiled flooring and lighting.

To the first floor is two double bedrooms with the master bedroom benefitting from built in, sliding door wardrobe. Good sized single bedroom and family bathroom complete with wash hand basin, WC, shower unit, heated towel rail, tiled flooring and wall. The landing has two built in cupboards and access into two similarly sized studies, both with generous storage options.

To the front of the property is a large driveway with detached double garage complete with electric sockets and side access, separate single garage, another generously sized driveway to the side of the property as well as a small, private garden and access to the rear garden from both sides. The garden benefits from multiple patio areas, shed, greenhouse, well established plants and lawn area. To the side of the property is also a store room currently used as a utility room.

Tenure: Freehold
Council Tax Band: E





Entrance Hall
13'5" x 4'10" (4.11m x 1.48m)

Living Room
19'11" x 15'10" (6.09m x 4.85m)

Office
12'5" x 9'6" (3.79m x 2.92m)

Ground Floor WC

Dining Room
17'11" x 11'11" (5.47m x 3.64m)

Kitchen
15'10" x 14'6" (4.83m x 4.44m)

Conservatory

Store Room

Master Bedroom
11'11" (max) x 13'0" (max) (3.65m (max) x 3.98m (max))



Bedroom Two
9'11" (max) x 13'1" (max) (3.04m (max) x 3.99m (max))

Bedroom Three
9'11" x 8'3" (3.03m x 2.54m)

Study
5'11" x 14'5" (1.82m x 4.40m)

Study
5'11" x 14'1" (1.82m x 4.31m)

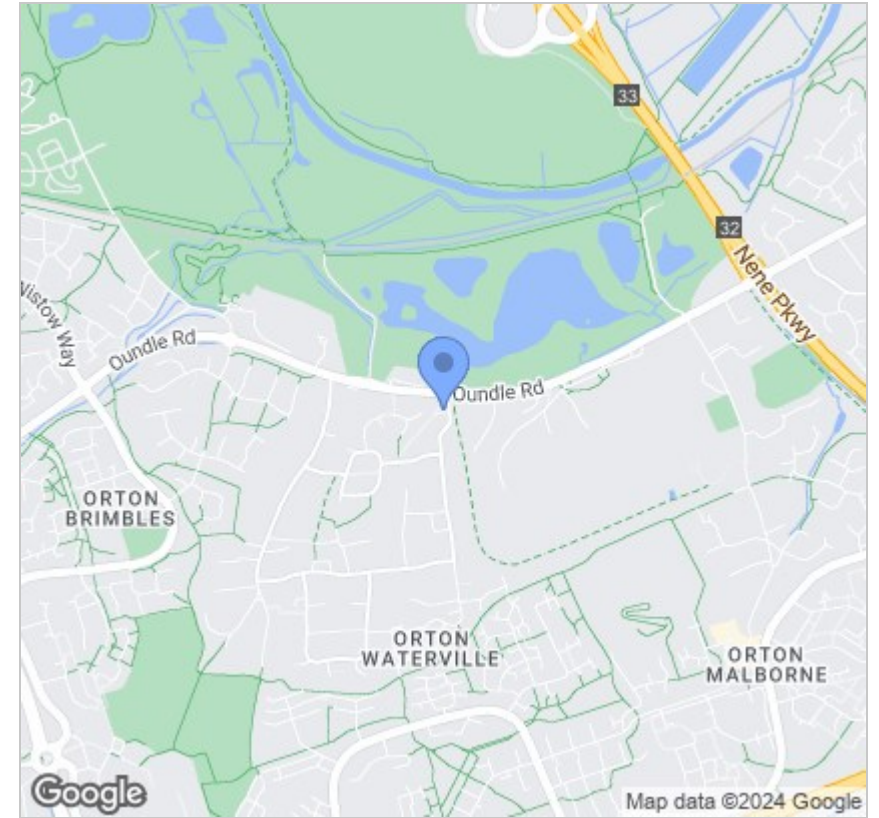
Family Bathroom



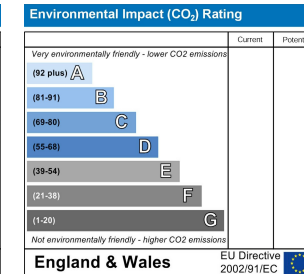
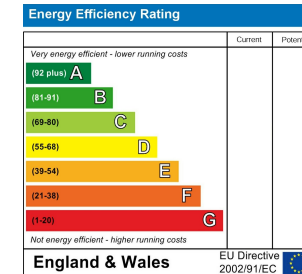
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



48b Church Drive, Orton Waterville
Peterborough, PE2 5HE
T: 01733 852257
E: orton@firminandco.co.uk