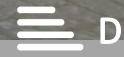




16 Sevenacres

Orton Brimbles PE2 5XH

Offers in excess of £325,000





## 16 Sevenacres

### Orton Brimbles PE2 5XH

Nestled in the corner of a cul-de-sac is this spacious family home that has been improved and adapted over the last 20 years. The property has been extended to the rear, the garage converted in to an optional downstairs bedroom with en-suite and there is also the loft is partially converted.

Parking Arrangements: Space for minimum 2 cars.

Internal Area: 123 sqm/1323 sqft

Windows: UPVc Double Glazed

Heating: Combi Boiler

Vendors Position: No Onward Chain

Garden Orientation: West Facing

EPC Rating: D

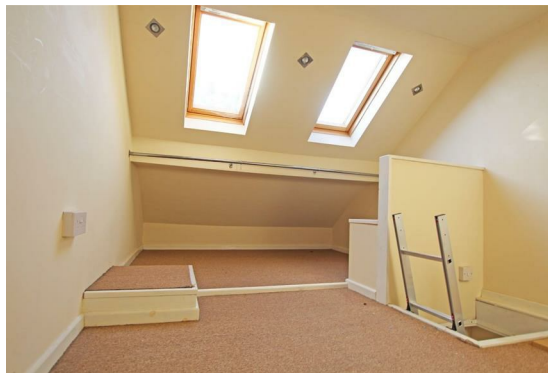
Council Tax Band: D - Local Authority - Peterborough

Tenure: Freehold

Year Built: Approx 1980

Offering spacious living throughout this family home located in a highly desirable area briefly comprises of an entrance hall, open plan kitchen/breakfast area leading to a garden room flooded with light, a spacious lounge, downstairs bedroom complete with en-suite, four bedrooms on the 1st floor, a family bathroom recently refurbished and a partially converted loft room.

Outside the home offers a private rear garden with an outside lean to for outdoor storage and to the front is a generous driveway enclosed by mature and established trees and shrubbery.







Entrance Hall

13' 0" x 5' 11" (3.96m x 1.80m) (approx)

Bedroom Five / Reception room

12' 0" x 7' 0" (3.66m x 2.13m) (approx)

Shower room

6' 0" x 3' 0" (1.83m x 0.91m) (approx)

Open Plan Kitchen/Breakfast Area

17' 11" x 11' 0" (MAX) (5.46m x 3.35m) (approx)

Garden Room

22' 7" x 7' 0" (6.88m x 2.13m) (approx)

Lounge

19' 9" x 11' 6" (6.02m x 3.51m) (max) 8' 3" (2.51m) (min) (approx)

Landing

13' 0" x 2' 4" (3.96m x 0.71m) (approx)

Bedroom 1

13' 5" (excluding wardrobes) x 8' 5" (4.11m x 2.57m) (approx)

Ensuite Shower Room

Bedroom 2

11' 10" x 8' 2" (MAX) (3.61m x 2.49m) (approx)

Bedroom 3

11' 1" x 7' 9" (3.38m x 2.36m) (approx)

Bedroom 4

8' 11" x 6' 1" (2.72m x 1.85m) (approx)

Bathroom

8' 0" x 8' 3" (2.44m x 2.51m) (approx)

Partial Loft Conversion

15' 8" x 7' 8" (4.78m x 2.34m) (max) (approx)

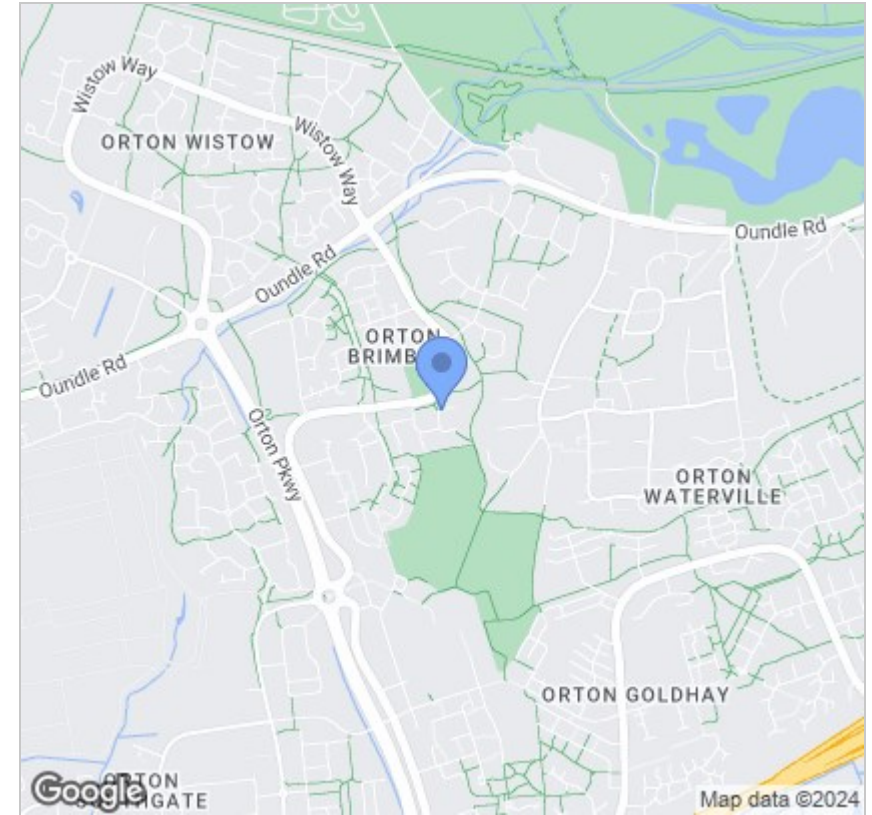




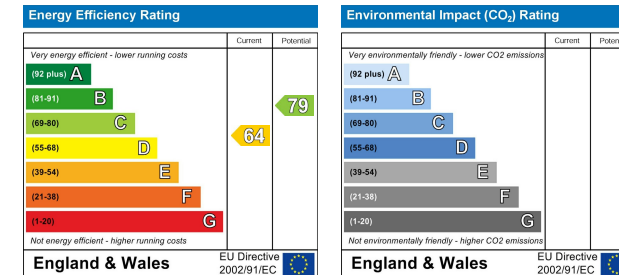
## Floor Plan



## 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.



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