



4 Longfield Gate
Orton Longueville PE2 7BL
£490,000



4 Longfield Gate

Orton Longueville PE2 7BL

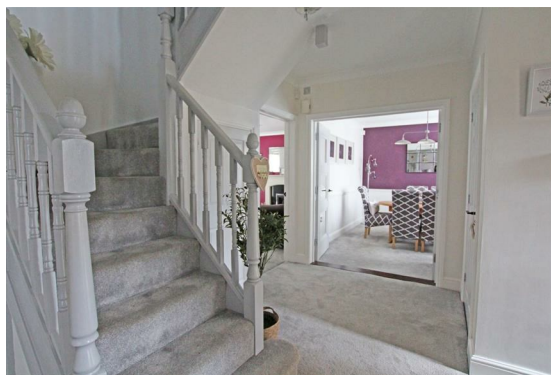
Located in a sought after cul de sac in the desirable area Orton Longueville and backing onto School grounds this detached family home is presented by the current owners in immaculate decorative condition. Situated close to Ferry Meadows country park and walking distance to Nene park Academy the accommodation offered comprises; Entrance Hall, convenient Cloakroom, comfortable Lounge with access to the rear garden and an attractive fireplace feature, there is a good size Dining Room, Snug Lounge and Study. The Kitchen Breakfast Room is fully fitted with ample base and eye level units with attractive curved end storage cupboards, quartz worktops, There is underlighting both to the base and eye level units, integrated dishwasher, electric oven and gas hob. The utility Room has an integrated Fridge Freezer and access to the rear Garden. The first floor Landing leads to a large Master Bedroom with an Ensuite Shower Room and fitted wardrobes to one wall. The second Bedroom also has an Ensuite and fitted wardrobes. There are two further double Bedrooms and a four piece family Bathroom. Outside is a double Garage with ample off road parking. The enclosed rear garden enjoys a high degree of privacy and has lawn, patio and terraced shrub borders. Viewing is strongly recommended

Tenure Freehold
Council Tax E





Entrance Hall
Storage cupboards, stairs to first floor, doors to:
Cloakroom
Lounge
15'5" x 14'2" (4.70m x 4.32m)
Feature gas fire set in attractive surround, French doors to rear garden.
Dining Room
11'8" x 9'6" (3.58m x 2.92m)
Snug Lounge
10'5" x 9'3" (3.20m x 2.84m)
Study
9'9" x 7'8" (2.99m x 2.34m)



Kitchen Breakfast Room
12'7" x 10'4" (3.85m x 3.16m)
Fitted with a range of base and eye level units with attractive curved storage cupboards, quartz worktops, electric oven, gas hob, dishwasher, and under lighting to the eye and base level units.
Utility Room
8'7" x 5'10" (2.63m x 1.79m)
Fitted with a range of base and eye level units, plumbing for a washing machine, integrated fridge freezer, door to rear garden.
First Floor Landing
Master Bedroom
16'0" x 12'5" min (4.89m x 3.79m min)
Range of fitted wardrobes to one wall.

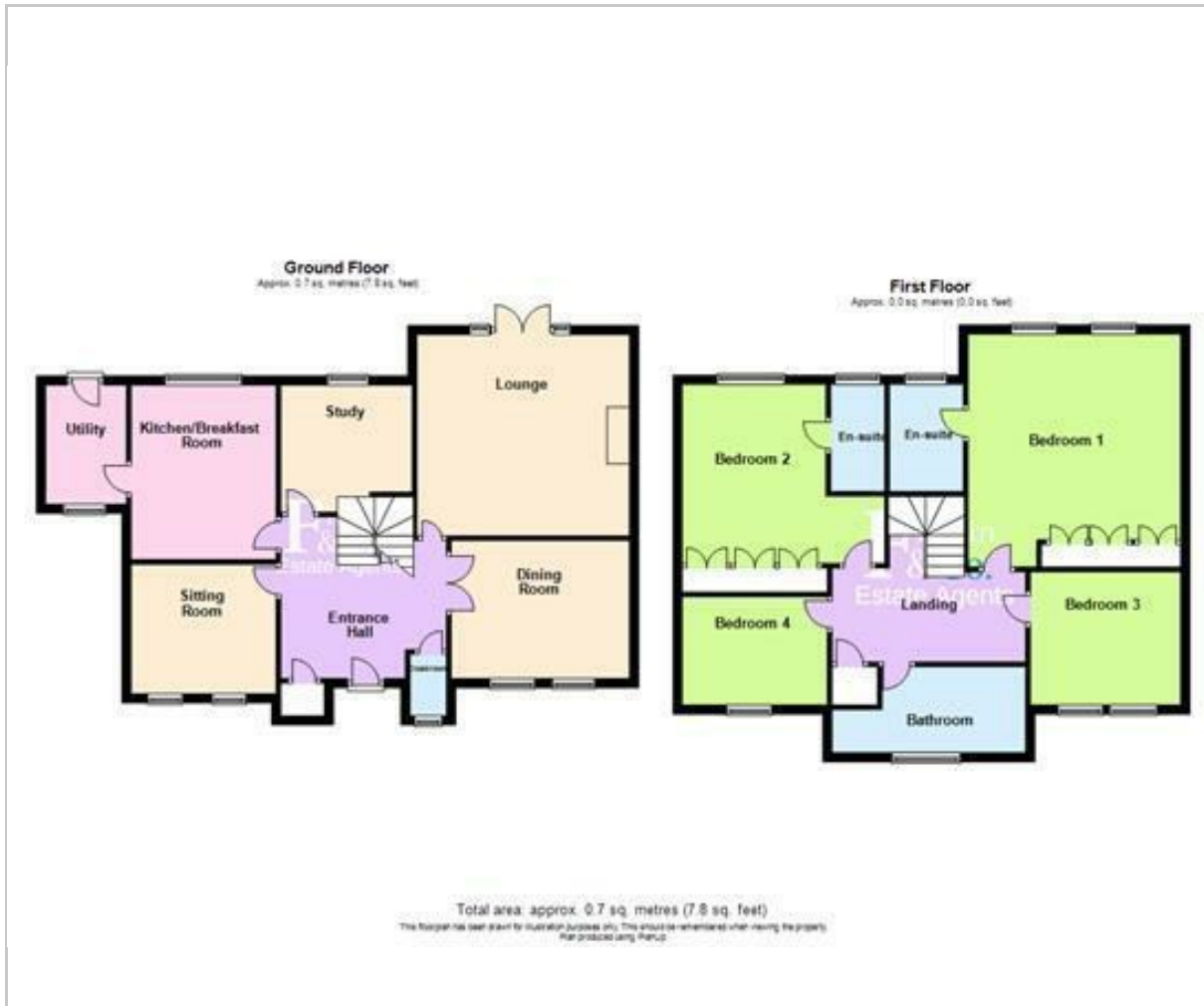


Ensuite shower Room
Bedroom 2
10'7" x 10'6" min (3.25m x 3.22m min)
Range of fitted wardrobes to one wall.
Ensuite Shower Room
Bedroom 3
12'4" x 9'8" (3.77m x 2.95m)
Bedroom 4
10'7" x 7'8" (3.25m x 2.34m)
Family Bathroom
10'2" min x 6'3" max (3.10m min x 1.92m max)
Fitted with a four piece suite comprising panelled bath, shower cubical, hand wash basin, low level w.c.



Outside
To the front of the property is an open plan garden laid to lawn and an attractive Entrance Porch area. To the side of the property is a block paved driveway leading to a double width Garage. The Garage has power and light connected and useful eaves storage space. The rear Garden is fully enclosed and enjoys a high degree of privacy. Laid partly to lawn there is a patio which stretches the width of the garden and terraced shrub and floral borders.

Floor Plan



Viewing

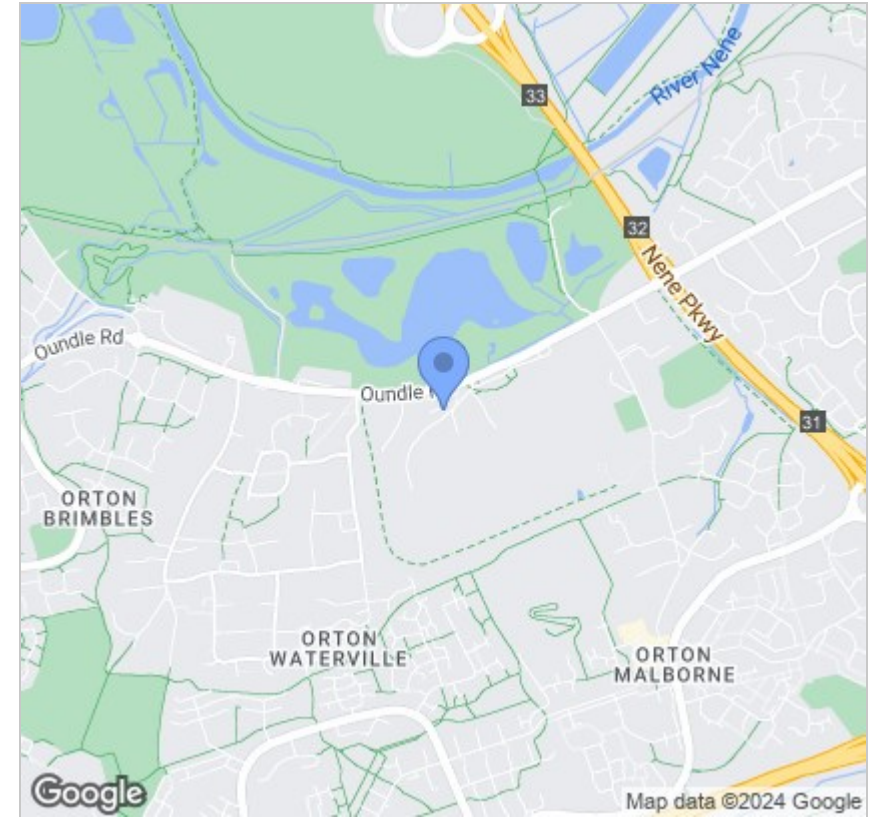
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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

Area Map



Energy Efficiency Graph

