



31 Loch Lomond Way

PE2 6SU

£425,000



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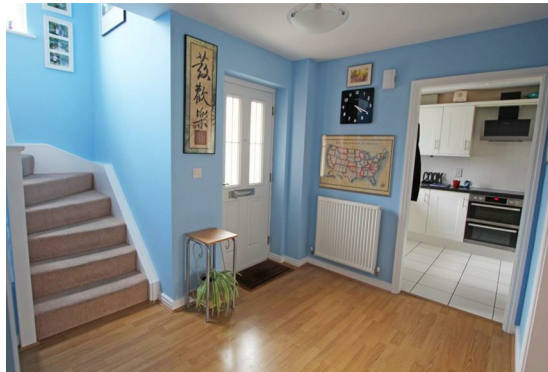
With a professionally landscaped garden this detached family home enjoys a sought after, conveniently positioned location. Not far from many employment opportunities offered by both Lynch Wood and Orton Southgate.

The property is well presented and comprises of; an impressive spacious Entrance Hall with a convenient Cloakroom and attractive Arched window on the half Landing leading upstairs. There is a good size Lounge with access to the rear Garden and generous Dining Room with a double entrance door feature. There is a fitted Kitchen leading to a practical size Utility Room which also gives access to the side Garden.

The first floor Landing leads to an Ensuite fitted Main Bedroom, three further double Bedrooms and a generous Family Bathroom.

Outside to the front of the property is a decorative slate laid open plan Garden and a double width Driveway leading to a Double Garage with a personnel door in the rear Garden. The rear Garden has been tastefully, professionally, designed and created to maximise the space offered by this enclosed.

Tenure Freehold
Council Tax D





Impressive Entrance Hall
With an attractive Arched window to the half Landing.

Cloakroom

Study
7'6" max x 7'3" (2.30m max x 2.22m)

Lounge
18'3" x 11'5" (5.58m x 3.48m)
French Doors though to the garden.

Dining Room
12'5" x 8'5" (3.81m x 2.58m)

Fitted Kitchen
11'0" x 7'8" (3.36m x 2.36m)
Archway through to

Utility Room
Door to the side Garden.

Landing.

Bedroom 1
15'1" x 11'5" (4.60m x 3.48m)
Fitted with an extensive range of fitted bedroom furniture

Ensuite Shower Room

Bedroom 2
11'0" x 8'0" (3.36m x 2.45m)

Bedroom 3
11'0" x 7'8" (3.36m x 2.36m)

Bedroom 4
7'9" x 7'0" (2.38m x 2.15m)

Spacious Family Bathroom

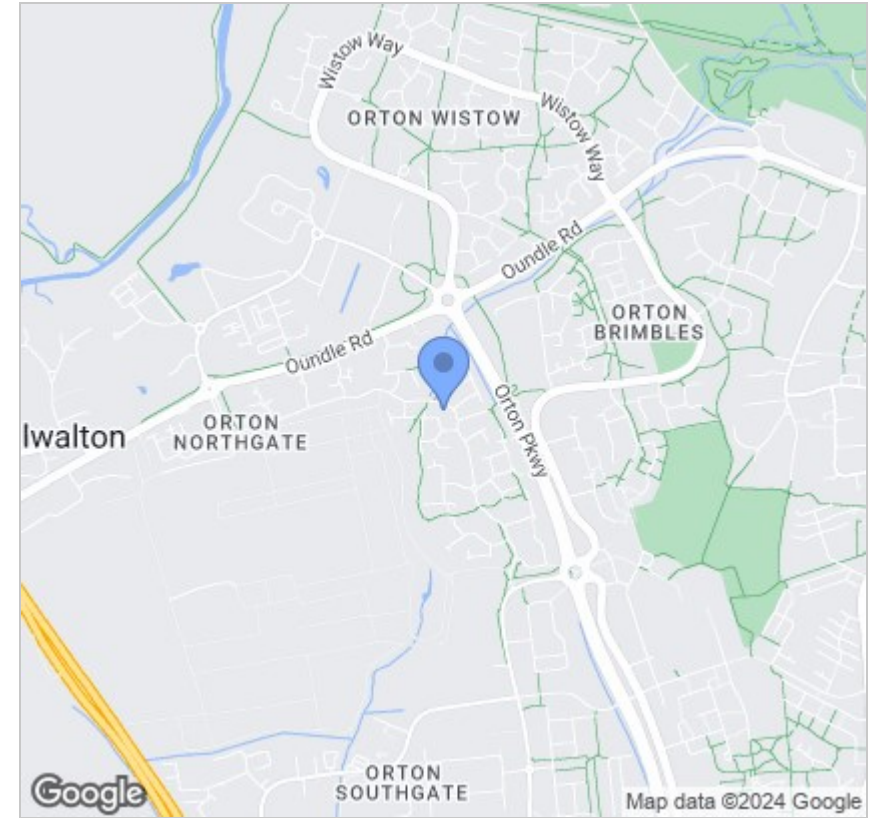
Outside
To the front of the property is an open plan garden laid to slate borders. To the side is a good size double width driveway leading to a double Garage. Gated side access leads to the fully enclosed, professionally landscaped rear garden. The garden has a raised seating area with a Pergola over, pebbled borders, patio seating areas and Astra turf lawn inserts.



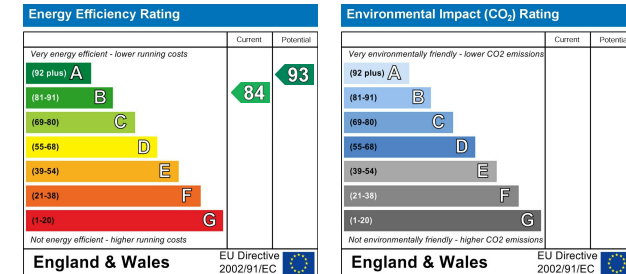
Floor Plan



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.

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