



40 Lady Lodge Drive  
Orton Waterville PE2 5ES  
£240,000

## 40 Lady Lodge Drive Orton Waterville PE2 5ES

Comprises of; entrance porch-way, leading in to the lounge/dining room, with stairs leading to the first floor landing. Modern Kitchen, with matching range of base and eye level units, breakfast bar, built in electric cooker and hob with extractor hood over, door leading out to the garden.

To the first floor are the TWO double bedrooms and family bathroom.

Benefits with single garage to the side of the property and large driveway for several vehicles, to the rear is a good sized low maintenance garden with patio and decked area.

Close to Local Amenities and Schools !

Council Tax B  
Tenure Freehold





Entrance Porch

Lounge  
19'4" x 12'2" (5.91m x 3.71m )

Kitchen Diner  
10'4" x 9'10" (3.17m x 3.01m)

First Floor Landing

Bedroom 1  
12'1" x 9'11" (3.69m x 3.04m)

Bedroom 2  
12'1" x 9'10" (3.69m x 3.00m)

Bathroom

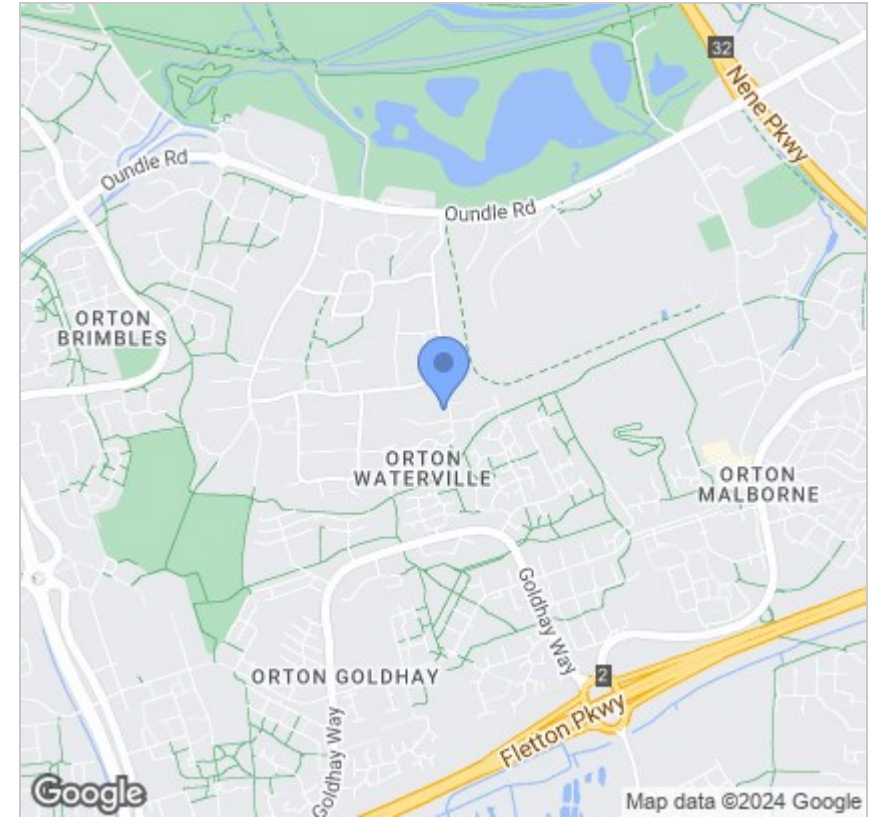
Outside  
To the front of the property is an open plan Garden laid to lawn and floral borders. To the side of the property is a good size driveway leading to a single Garage. The rear Garden is low maintenance with decking and a patio area.



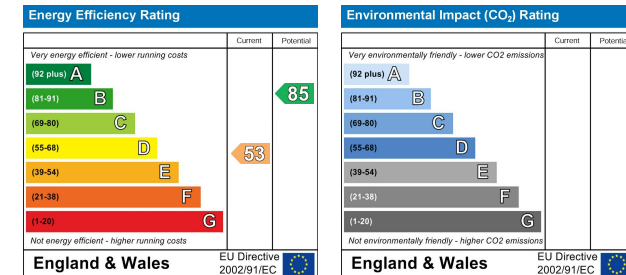
## Floor Plan



## 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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