

# 16 Thornleigh Drive Orton Longueville PE2 7AJ

This detached family home is located in the ever popular and sought after Orton Longuville area. Situated close to the local amenities the area enjoys easy access to the City Centre, Orbital Road System, public transport, children's adventure play area and numerous work opportunities.

The accommodation comprises; Entrance Hall with the stairs to the first floor Landing, fitted Kitchen Breakfast Room and a comfortable size Lounge. There is a good size Conservatory which overlooks the attractive rear Garden and backs onto a mature tree belt.

The first floor Landing leads to three Bedrooms and a Family bathroom.

There is a driveway which gives off road parking and leads to a single Garage.

Viewing is recommended to appreciate this location and this well presented family home.

Tenure Freehold Council Tax TBC









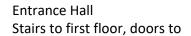












Lounge 15'11" x 9'9" (4.86m x 2.99) French Doors to

Conservatory 14'1" x 7'6" (4.31m x 2.30) French Doors to rear Garden

Kitchen Breakfast Room Door to side access

Landing Doors to

Bedroom 1 16'0" x 9'6" (4.89m x 2.91m)

Bedroom 2 9'6" x 8'5" (2.92m x 2.57m)

Bedroom 3 10'2" x 6'4" (3.11m x 1.95m)

Family Bathroom

#### Outside

To the front of the property is a low walled Garden with a driveway to the side allowing off road parking and leading to the single Garage. Gated side access leads to an attractive enclosed Garden which backs onto a mature tree belt. The garden is laid to lawn with a paved patio area.







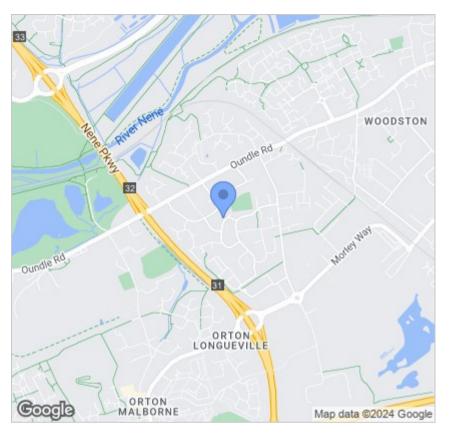
## Floor Plan Area Map



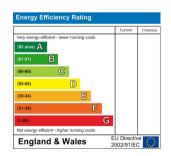
### Viewing

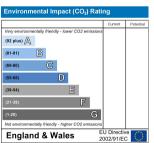
Please contact our Orton Office on 01733 852257

if you wish to arrange a viewing appointment for this property or require further information.



## **Energy Efficiency Graph**





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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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