



78 Leighton
Orton Malborne PE2 5QD
£180,000

78 Leighton

Orton Malborne PE2 5QD

With mature trees behind and a large green area to the side, this modern end terrace maisonette has its spacious accommodation set over two floors and is close to many local amenities including Leighton Primary School only a short walk away.

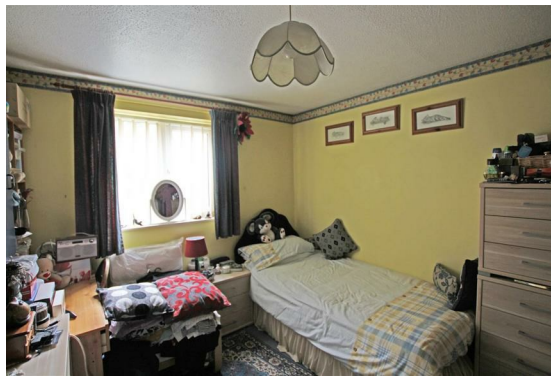
The accommodation comprises; Entrance Hall with a large storage cupboard, stairs to the first floor Landing and a Cloakroom W.C. The Lounge has French doors to the attractive rear garden and the Kitchen area leads to a separate dining area also with access to the rear garden.

The first floor Landing leads to three double Bedrooms and a family Bathroom as well as two large storage cupboards.

Outside there is an enclosed gravelled front garden. gated side access leads to a good size enclosed rear garden which backs onto a mature tree belt. The garden is well tended and includes floral and shrub borders, storage sheds, seating areas and a storage unit positioned down the side of the property.

Viewing is strongly recommended not only to appreciate the spacious accommodation on offer but also the location.

Tenure Leasehold.
Council Tax A





Entrance Hall
Large storage cupboard, stairs to first floor.

Cloakroom W.C.

Lounge
13'10" x 10'9" (4.24m x 3.29m)
French doors through to the rear garden.

Dining Area
11'4" x 8'9" (3.47m x 2.69m)
Sliding patio door to the rear garden, opening through to

Kitchen
10'9" x 8'9" (3.30m x 2.69m)
Gas fired combination boiler.

Landing
Two large storage cupboards.

Bedroom 1
11'3" min x 10'11" (3.43m min x 3.34m)

Bedroom 2
11'6" x 9'4" (3.53m x 2.85m)

Bedroom 3
10'9" x 9'4" (3.30m x 2.85m)

Bathroom

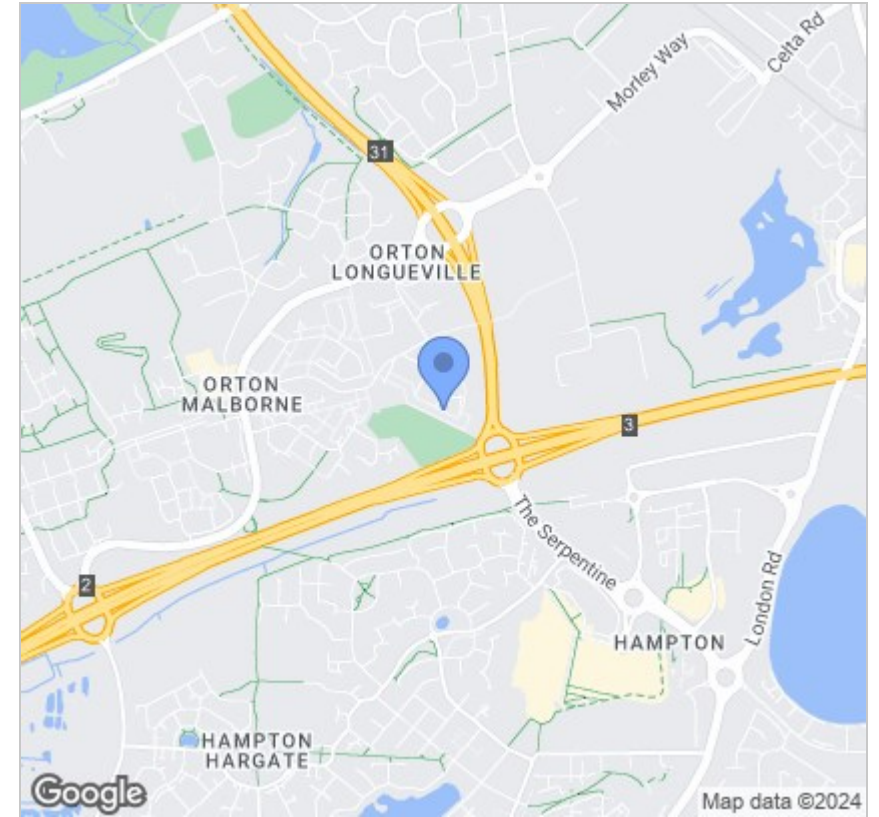
Outside
To the front of the property is an attractive, enclosed, gravelled garden, there is gated side access to a well stocked mature rear garden which includes patio seating areas, shrub and floral borders, storage sheds and a 24 x 8' portakabin tucked away to the side for extra storage.



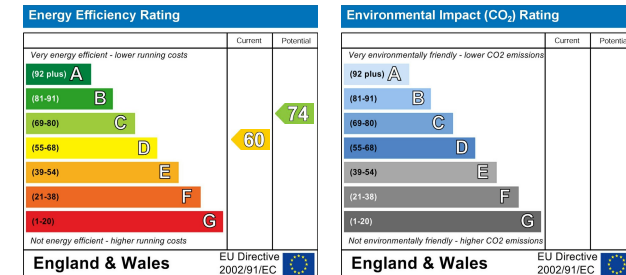
Floor Plan



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.



48b Church Drive, Orton Waterville
Peterborough, PE2 5HE
T: 01733 852257
E: orton@firminandco.co.uk