



2 Melford Close

Longthorpe PE3 9NG

Offers in excess of £350,000



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Situated in a popular and sought after location in Longthorpe Peterborough is this spacious detached bungalow, sitting on a generous corner plot, with ample parking, the property is being offered and enjoying a cul-de-sac location.

This completely renovated Bungalow benefits from the property ideally positioned within close proximity to local amenities, Peterborough City Centre and Train station with excellent transport links nearby and Ferry meadows

The property comprises. Entrance hall with a selection of storage cupboards leading to a large open living/diner/kitchen area .With a large full length window to the front of the property in the living area following on to the dining area and kitchen, with access to the good size conservatory with door leading to the garden

The kitchen area comprises of wall to floor units , integrated dishwasher, washer dryer , double oven, induction hob, extractor fan and space for a large fridge freezer .

There is access from the kitchen leading to the garden .

Off the hallway leads to Two double bedrooms , with Bedroom One having French doors leading to the garden and bedroom two has the en-suite shower room also a family bathroom with a shower over the bath

Outside: The front is laid to lawn with a footpath to entrance. The Enclosed rear and side gardens are mainly laid to lawn. with mature shrubs, paved patio seating areas, and featured pond

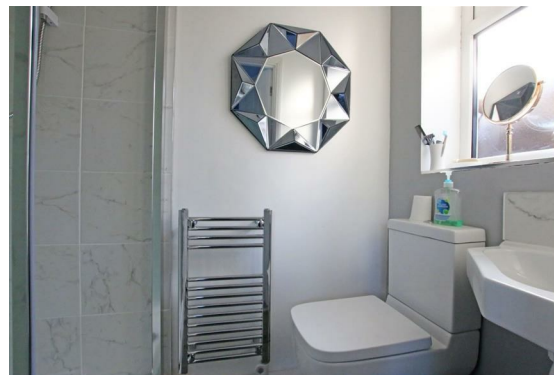
Ample off road parking, with wooden gate ,single garage, fully insulated cabin which is ideal for an office/bedroom or hobby room and a greenhouse.

This property is move straight in and viewing is highly recommended.

Tenure : Freehold

Council Tax: D





Entrance Hall

open living area
29'9" x 20'10" (9.076 x 6.355)

Conservatory
14'4" x 8'5" (4.37 x 2.59)

Bedroom One
8'7" x 9'1" (2.618 x 2.784)

Bedroom Two
12'2" x 11'3" (3.71 x 3.43)

en-suite

Family Bathroom



GARDEN CABIN

GARAGE WITH DRIVE WAY



Floor Plan



Viewing

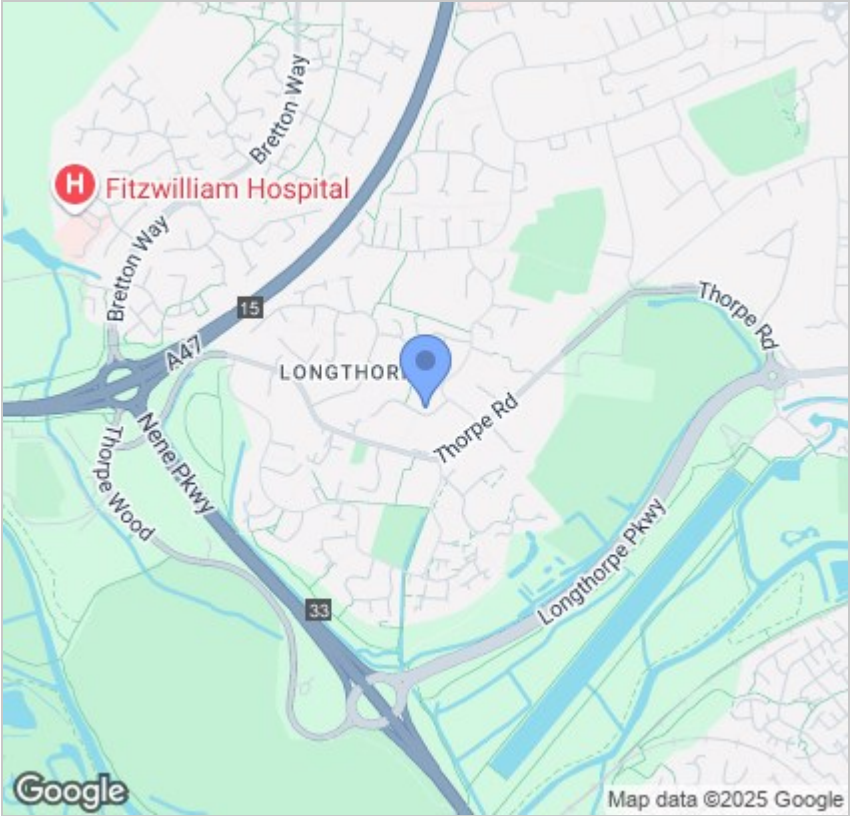
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

