



29 Newcastle Drive
Orton Longueville PE2 7AX
£269,500



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Situated in the popular location within Orton Longueville is this well presented extended, semi detached family home, conveniently located for local amenities, schools with good transport links nearby, and in brief the property comprises.

From the front, into a good size hallway with tiled flooring and with stairs leading to the first floor & landing. To the side of the hall, door provides access into the dining room/4 bedroom (converted garage) with double glazed window to the front aspect and with further tiled flooring. Spacious living room to the rear of the property, benefits from large double glazed window overlooking the rear garden with patio doors to the side providing access into the garden, and a feature surround gas fireplace. Finishing off the ground floor accommodation is a kitchen/ breakfast room, fitted with a range of modern wall and floor level units with breakfast bar and with ample worktop surfaces over, with an inset single drainer sink unit with mixer tap with storage under, in addition there is a built in double oven with fitted gas hob with stainless steel extractor hood over, and a built in dishwasher, furthermore, plumbing is available for a washing machine and vented for a tumble dryer, with dual aspect windows and door to the side, giving access into the rear garden.

On the first floor, there is a built in airing cupboard, and access to the loft space, from the landing, separate doors lead to three decent size bedrooms and a four piece family bathroom, comprising, tiled panelled bath with mixer tap, double shower cubicle, and a vanity wash basin unit with ample storage units with fixed mirror, feature shelving & lighting with shaver point, and a WC, with tiled walls and flooring, dual aspect windows and with recessed ceiling spotlights.

Outside, to the front, open plan frontage with block paved driveway providing ample parking, with gated access to the side leading to the rear garden. An enclosed rear garden which is mainly laid to lawn with paved sun patio area.

Tenure: Freehold

Council Tax Band: C





Entrance Hall:

Living Room:
12'2" max x 20'8" max (3.73m max x 6.32m max)

Dining/4 Bedroom:
14'11" x 7'4" (4.57m x 2.24m)

Kitchen/Breakfast Room:
16'11" x max x 9'0" narrowing to 6'4"
(5.18m x max x 2.75m narrowing to 1.94m)

First Floor & Landing:

Bedroom 1:
13'3" max x 11'0" (4.06m max x 3.36m)

Bedroom 2:
10'9" plus recess x 10'2" (3.28m plus recess x 3.12m)

Bedroom 3:
11'4" sloped ceiling x 6'3" (3.46m sloped ceiling x 1.93m)

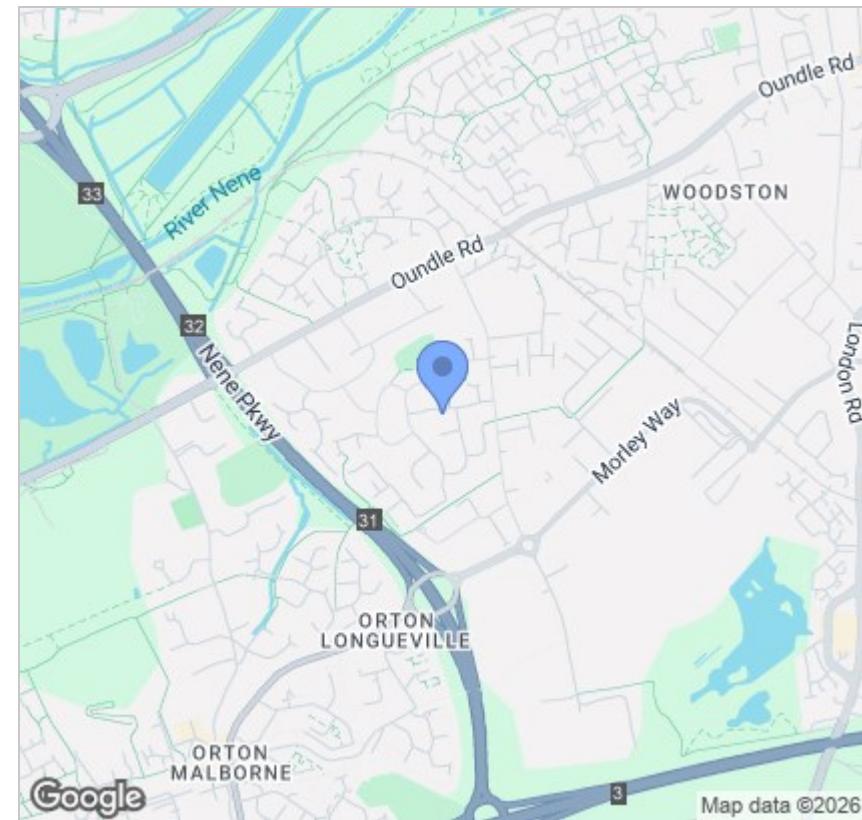
Family Bathroom:
11'6" x 5'6" (3.53m x 1.68m)



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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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