



1 St. Botolphs Lane, Orton Longueville, Peterborough, PE2 7DG



NEWTON FALLOWELL

4 1 3

Key Features

- Stunning Period Property
- Refurbished to High Standard
- FOUR DOUBLE BEDROOMS
- Three Reception Rooms
- Contemporary Kitchen & Bathroom
- Gardens to Side & Rear
- Driveway, Garage & Room Above
- EPC Rating D
- Freehold

Offers in excess of £450,000





A stunning EXTENDED period property that has been REFURBISHED to a HIGH STANDARD throughout, offering FOUR DOUBLE BEDROOMS, three reception rooms and stone-built OVERSIZED GARAGE, situated down a no-through road within the desirable area of Orton Longueville. The well presented accommodation, which benefits from stunning period features such as Mullion windows, exposed stone, brickwork and fireplaces, as well as original beams, comprises of three reception rooms to include a lounge, sitting room/playroom and dining room which is open to the breakfast kitchen, useful downstairs WC, with four double bedrooms and family bathroom separated by the first floor landing. Outside there are gardens to both side and rear of the property, with driveway parking in front of the garage and an additional room above the garage offering the potential for conversion.

Upon entering the home you are met by the first of three reception spaces in the form of the dining room, a flexible room that can be utilised for living or dining and offers open access onto the breakfast kitchen. Hosting a modern fitted kitchen, the breakfast kitchen offers further space for living or dining, with an array of work surface and cupboard storage, induction hob, hot water tap, integrated appliances and free-standing space for a fridge freezer, as well as a set of doors leading onto the garden to the rear. The second reception room is accessible from the breakfast kitchen alongside the useful downstairs WC, with the dual-aspect lounge hosting generous living space and a wood-burning stove. The final reception room is also dual-aspect and is flexible in its use as a playroom, living space, dining area or ideal to be utilised to work from home. Stairs rise to the first floor and separate to front and rear, with two bedrooms situated to the front of the home and two bedrooms found to the rear. All four bedrooms are generous in size and ideal to be used as double bedrooms, all benefiting from the use of the contemporary family bathroom, which boasts a three-piece suite with a shower over the bath.



Outside the property benefits from enclosed gardens to both the side and rear of the home, with the rear garden being low maintenance and offering a generous seating area, whilst the garden to the side of the home offers a lawned area, greenhouse space, side gated access onto the driveway and front of the home and personnel door to the garage. There is gravelled driveway parking for multiple vehicles in front of the stone-built garage, which boasts lighting and electrics, as well as a room above the garage presenting the potential to convert the garage or utilise the space for working from home.



Dining Room 14'12" x 10'12" (4.6m x 3.3m)

Family Room 10'12" x 10'0" (3.3m x 3.1m)

Breakfast Kitchen 10'12" x 15'6" (3.3m x 4.7m)

Lounge 16'6" x 12'0" (5m x 3.7m)

WC



Landing

Bedroom One 15'6" x 12'0" (4.7m x 3.7m)

Bedroom Two 11'6" x 10'12" (3.5m x 3.3m)

Bedroom Three 10'12" x 10'12" (3.3m x 3.3m)

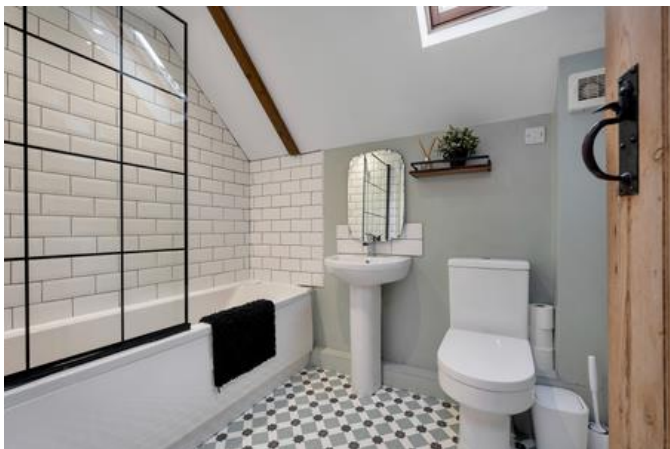
Bedroom Four 10'12" x 10'0" (3.3m x 3.1m)



Family Bathroom 7'6" x 6'0" (2.3m x 1.8m)

Garage 16'6" x 16'0" (5m x 4.9m)

Room Over Garage 10'12" x 16'0" (3.3m x 4.9m)



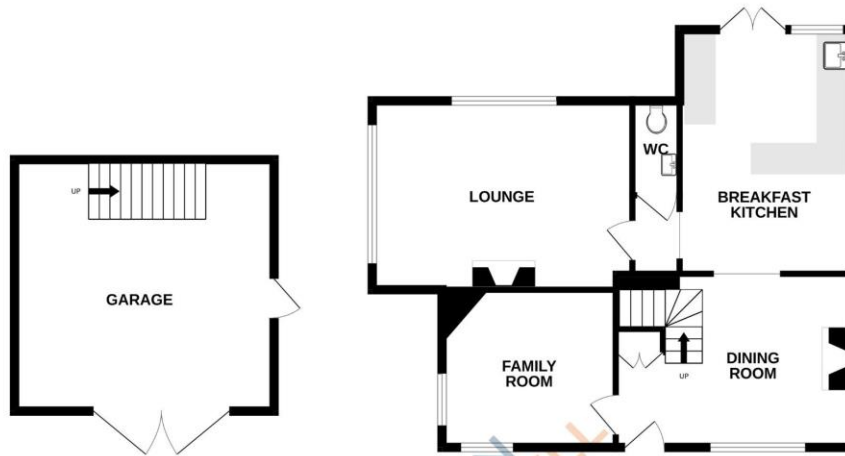
Agent's Note

This property is NOT a listed building.





GROUND FLOOR
919 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR
880 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA: 1799 sq.ft. (167.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.