



House - Detached

**6 HAM LANE,
ORTON
WATERVILLE,
PETERBOROUGH,
PE2 5XD**

£575,000

FEATURES



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4 Bedroom House - Detached located in Peterborough

Nestled in the charming area of Orton Waterville, Peterborough, this executive style detached home on Ham Lane offers a perfect blend of comfort and elegance. Set on a desirable corner plot, the property boasts ample outdoor space, making it an ideal setting for families or those who enjoy entertaining.

One of the standout features of this residence is its proximity to the stunning Ferry Meadows Country Park. This nearby natural haven provides a wonderful opportunity for leisurely walks, cycling, and enjoying the great outdoors, enhancing the lifestyle of its future occupants.

The property includes a double garage, providing generous storage space and secure parking for vehicles. This feature is particularly appealing for those with multiple cars or who require additional storage for outdoor equipment.

Moreover, the home presents exciting potential for extension, subject to planning permission. This flexibility allows for the possibility of personalising the space to suit your needs, whether that be adding extra bedrooms, a home office, or a larger living area.

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Council Tax Band
F



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		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

