

Connells

Morpeth Close Orton Longueville Peterborough

# Morpeth Close Orton Longueville Peterborough PE2 7AP







# **Property Description**

Situated within a quiet cul-de-sac position in Orton Longueville is this fantastic one bedroom home located a short drive to local schools, as well as local amenities including Orton Hall Hotel & Spa and convenient transport links. The home comprises in brief of and entrance porch, entrance hallway, lounge with socket in hearth for electric fire, dining room, which is open plan to the lounge, conservatory and kitchen. One bedroom with en-suite and the bathroom. Outside is a private North facing garden with a shed outside tap and patio area. The semi detached chalet-bungalow home also benefits from a driveway, garage and no onward chain.

Benefiting from a driveway & garage, north facing rear garden, kitchen, lounge & dining room (open plan to lounge and conservatory). This one bedroom, semi detached chaletbungalow close by to schools and local amenities with convenient transport links. No onward chain.

#### **Entrance Porch**

Tiled flooring.

## **Entrance Hall**

Single glazed side panel. vinyl flooring, storage cupboard and radiator.

## Lounge

10' x 14' 5" ( 3.05m x 4.39m )

Measurements including fire recess, plus door recess - Double glazed window to front, socket in the hearth for electric fire, radiator and wood laminate flooring.

## **Dining Room**

11' 11" x 8' 7" ( 3.63m x 2.62m )

Open plan to lounge - Double glazed window to the rear, wood laminate flooring and radiator.

## **Reception Room Three**

8' 11" x 7' 9" ( 2.72m x 2.36m )

Single glazed door and side panels to conservatory, wood laminate flooring and radiator.

#### Kitchen

7' 6" x 10' 8" ( 2.29m x 3.25m )

Measurements include recess - Double glazed window to the front, vinyl flooring, oven, understairs cupboard, electric hob, extractor, space for under counter washing machine, dishwasher, fridge and freezer.

# Conservatory

18' 7" x 6' 8" ( 5.66m x 2.03m )

Double glazed door to rear, single glazed windows to sides and rear.

# Landing

Double glazed window to the side, carpet and storage cupboard.

## **Bedroom One**

15' 11" x 11' 5" ( 4.85m x 3.48m )

Measurements include recess - Double glazed window to the front, radiator, wood laminate flooring and eves storage.

## **En-Suite**

Shower cubicle, vanity wash hand basin, wood laminate flooring, extractor fan, eaves storage.

## **Bathroom**

Double glazed window to side, vinyl flooring, tiled walls, storage cupboard, radiator, bath with shower attachment, wash hand basin and WC.

## Outside

#### Rear Garden

North facing, flower beds, patio area and shed.

## **Front Garden**

Outside tap (hose not included), block paved driveway and flower beds.



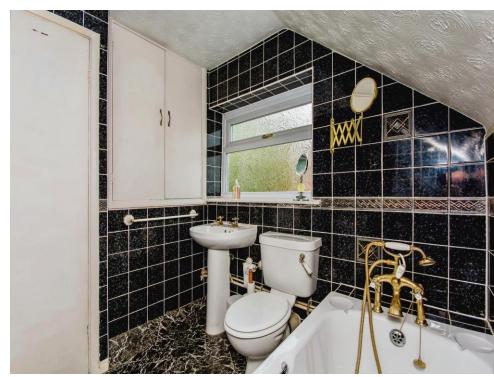














Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01733 314 775 E peterborough@connells.co.uk

14 Cowgate
PETERBOROUGH PE1 1NA

EPC Rating: D

view this property online connells.co.uk/Property/PBO311515







1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.