



Lady Lodge Drive, Orton Waterville Peterborough PE2 5EP

welcome to

Lady Lodge Drive, Orton Waterville Peterborough

This is a fantastic opportunity to purchase this well presented and maintained LARGE THREE TO FIVE BEDROOM DETACHED FAMILY HOME. Deceptively spacious throughout, the property briefly comprises ENTRANCE PORCH, LARGE LOUNGE which this particular part of the property use to be used for commercial use and was a shop/post office that was closed in 2004, then converted to residential use. From the lounge, it leads to another room currently used as an OFFICE with a W/C. This part of the property has the potential to be converted into a self-contained annex as both this part and the main property have separate access points. The main part of the property has a good sized KITCHEN/DINER, DINING ROOM and a CONSERVATORY with electric underfloor heating and self-cleaning glass. Upstairs benefits from THREE GOOD SIZE BEDROOMS, TWO FURTHER ROOMS and potential to have a loft conversion. Outside benefits from THREE GARAGES, the double garage having power, enclosed private garden and AMPLE OFF ROAD PARKING to the front. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY!! The 22 Solar Panels create, when the sun is shining 3.995 KWs of Electricity and receiving the full tariff payment. This means if it is very sunny you would not be using of paying for electricity from your supplier.





Ground Floor



First Floor

Entrance Porch

Entrance Hall

13' 5" x 4' 10" (4.09m x 1.47m)

Living Room

19' 11" x 15' 11" (6.07m x 4.85m)

Office

12' 5" x 9' 6" (3.78m x 2.90m)

Dining Room

17' 11" x 11' 11" (5.46m x 3.63m)

Kitchen

15' 10" x 14' 6" (4.83m x 4.42m)

First Floor And Landing

Master Bedroom

11' 11" max x 13' max (3.63m max x 3.96m max)

Bedroom Two

13' 1" max x 9' 11" max (3.99m max x 3.02m max)

Bedroom Three

9' 11" x 8' 3" (3.02m x 2.51m)

Room Four

14' 5" x 5' 11" (4.39m x 1.80m)

Room Five

14' 1" x 5' 11" (4.29m x 1.80m)

Family Bathroom

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- Three to five Bedrooms
- Three Receptions
- Walk-in Attic
- Three Garages
- Ample Off Road Parking
- Detached
- Enclosed Garden

Tenure: Freehold EPC Rating: C

£435,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PCG120135 - 0009

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