



Loch Lomond Way, Peterborough PE2 6SU

welcome to

Loch Lomond Way, Peterborough

Please welcome to the market This beautifully presented FOUR BEDROOM DETACHED FAMILY HOME. Located in the ever-popular Orton Northgate this outstanding Property compromises as follows. As you enter the property you are welcomed by a Welcoming ENTRANCE HALL. Downstairs you will find a fresh and convenient W/C, a Large and well-presented FRONT LOUNGE an impressive DINING ROOM and an additional THIRD RECEPTION rooms. You will also find a handsomely presented and spacious KITCHEN with a wonderful UTILITY to the rear. Upstairs this wonderful property Boasts FOUR DOUBLE BEDROOMS the large MASTER BEDROOM benefits from an amazingly convenient EN-SUITE/SHOWER ROOM. Upstairs you also benefit from a Lovely THREE PIECE BATHROOM. The exterior of this wonderful property provides a large DOUBLE GARAGE and a DRIVEWAY. To the rear you also gain a professionally designed and absolutely stunning REAR GARDEN which traps the sun all day long. Viewing's on this Wonderful opportunity are highly advised. Call now to avoid missing out.





Ground Floor



First Floor

Cloakroom

Lounge

18' 4" x 11' 4" (5.59m x 3.45m)

Dining Room

10' 9" x 8' 4" (3.28m x 2.54m)

2nd Reception Room

7' 5" x 7' 3" (2.26m x 2.21m)

Kitchen

11' 6" x 7' 7" (3.51m x 2.31m)

Utility Room

7' 7" x 7' 2" (2.31m x 2.18m)

First Floor And Landing

Bedroom One

14' 6" x 11' 4" (4.42m x 3.45m)

En-Suite

Bedroom Two

10' 7" x 7' 7" (3.23m x 2.31m)

Bedroom Three

11' 1" x 7' 8" (3.38m x 2.34m)

Bedroom Four

11' 9" x 7' 2" (3.58m x 2.18m)

Family Bathroom

Garage

20' 6" x 20' 2" (6.25m x 6.15m)

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

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- FOUR BEDROOMS
- GARAGE
- DRIVEWAY
- DETACHED
- STUNNING REAR GARDEN
- THREE RECEPTION ROOMS

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£410,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG122348



Property Ref:
PCG122348 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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