



Connells

Edenfield
Orton Longueville Peterborough

Edenfield Orton Longueville Peterborough PE2 7HY

for sale
£430,000



A very special property located in Orton Longueville. The well-presented accommodation comprises entrance hall, guest cloakroom, spacious lounge with a multi burner stove, dining room, fitted kitchen/breakfast room with utility and a stunning orangery. Upstairs are four double bedrooms with an en suite to the master and a four-piece family bathroom. The gardens are beautifully maintained with paved and decked seating areas, there is also a double garage and off-road parking.

THE PROPERTY IS LOCATED NEAR THE NENE PARKWAY (A1260). THIS COMES WITH AN ELEMENT OF ROAD NOISE WHEN OUTSIDE, BUT THE PROPERTY HAS FULL DOUBLE/TRIPLE GLAZING TO COUNTER THIS INTERNALLY.

Entrance Hall

A front door with Georgian style UPVC double glazed windows either side into the main entrance hall. Radiator with cover, telephone point, ceramic tiled flooring, staircase to first floor landing, coving to textured ceiling and doors off onto lounge, kitchen, dining room and cloakroom.

Cloakroom

Comprising a two piece suite to include a circular wash hand basin with mixer tap over set within a vanity unit with a WC and dual flush. Heated towel rail, ceramic tiled flooring (continuous from the entrance hall), coving to smooth ceiling with extractor.

Lounge

21' 7" x 12' 4" (6.58m x 3.76m)

Over sized radiator with cover, wood effect flooring, multi burner stove, TV point, coving to textured ceiling. Georgian style UPVC double glazed window to the front with Georgian style UPVC French doors into the rear garden.

Dining Room

12' 1" x 11' (3.68m x 3.35m)

Radiator, wooden effect flooring, coving to textured ceiling and two Georgian style UPVC double glazed windows to the front with square archway through to the kitchen.

Kitchen / Breakfast Room

14' 8" x 9' (4.47m x 2.74m)

Comprising a range of matching wall and base level units with concealed lighting to the wall units, granite worktops and a circular sink with matching drainer, detachable hose and mixer tap over. Samsung double oven, grill, Samsung convection microwave oven, five ring gas hob with a stainless steel extractor hood above. Siemens integral dishwasher, breakfast bar area, ceramic tiled flooring, radiator, coving to smooth ceiling, Georgian style UPVC double glazed window to the rear and an archway through to the utility.

Utility

9' x 5' 5" (2.74m x 1.65m)

Comprising of a range of base level units and a larder unit, granite worktop, integral washing machine, space for a full standing fridge freezer. Ceramic tiled flooring continuous from the kitchen, coving to smooth ceiling and archway through to the orangery.

Orangery

18' 10" x 8' 3" + 14' 6 max (5.74m x 2.51m + 14' 6 max)

Ceramic tiled flooring with underfloor heating, TV point, Georgian style windows surround with a peaked glass roof and UPVC Georgian style French doors into the rear garden.

First Floor Landing

Door into the airing cupboard housing the pressurised cylinder tank, coving to smooth ceiling with access to loft (part boarded with loft ladder). Doors off onto bedrooms and bathroom.

Master Bedroom

15' 4" to front of fitted wrobes x 12' 2" (4.67m to front of fitted wrobes x 3.71m)

Radiator, TV point, wooden effect flooring, a range of fitted wardrobes with shaker style doors and mirror fronts to the centre feature, coving to textured ceiling, two Georgian style UPVC double glazed windows to the front. Door through to the en-suite.

En-Suite

Being fully tiled and comprising a three piece suite to include a shower cubicle with mains fed shower, rainfall head and detachable hose. Oval shaped raised sink with mixer tap over and set within a vanity unit, WC with dual flush. Panel radiator, extractor, coving to smooth ceiling with sensor recess lighting and a frosted Georgian UPVC double glazed window to the front.

Bedroom Two

12' 7" x 12' 2" (3.84m x 3.71m)

Radiator, wooden effect flooring, coving to textured ceiling and two Georgian style UPVC double glazed windows to the front.

Bedroom Three

11' 9" x 9' 2" (3.58m x 2.79m)

Radiator, wooden effect flooring, coving to textured ceiling and Georgian style UPVC double glazed window to the rear.

Bedroom Four

11' 1" x 9' 2" (3.38m x 2.79m)

Radiator, wooden effect flooring, TV and telephone points, coving to textured ceiling and a Georgian style UPVC double glazed window to the rear.

Family Bathroom

Being fully tiled and comprising a four piece suite to include a roll top bath with mixer tap and shower attachment, a wash hand basin with mixer tap over, shower cubicle with mains fed shower, waterfall head and detachable hose and a WC with dual flush. Panel radiator, coving to smooth ceiling with sensor recess lighting and extractor. Frosted Georgian style UPVC double glazed window to the rear.

Outside

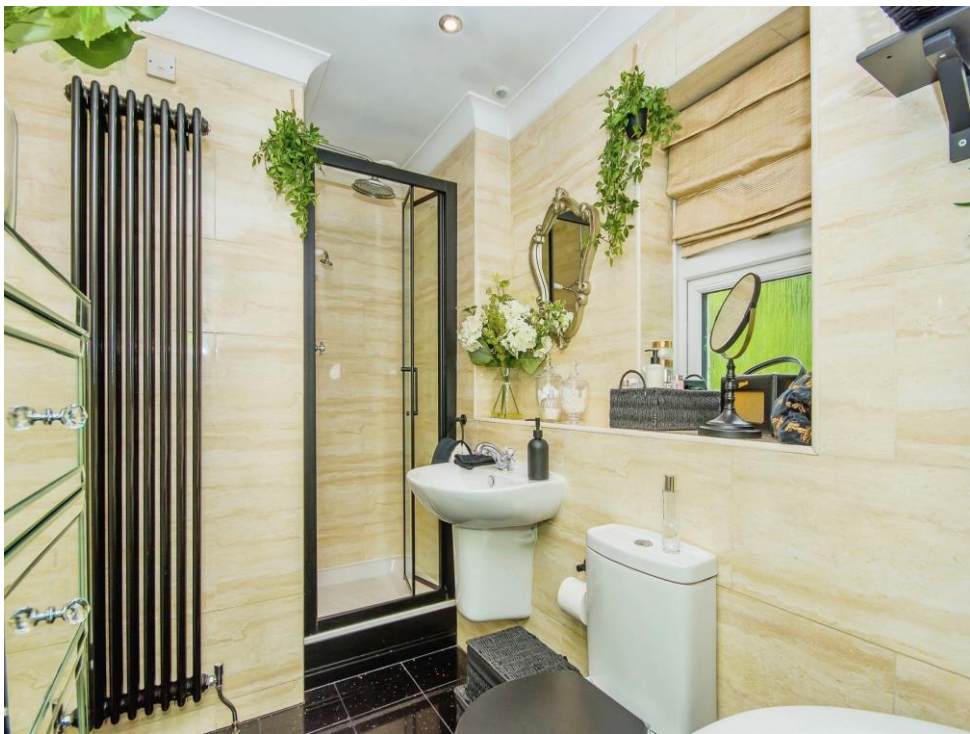
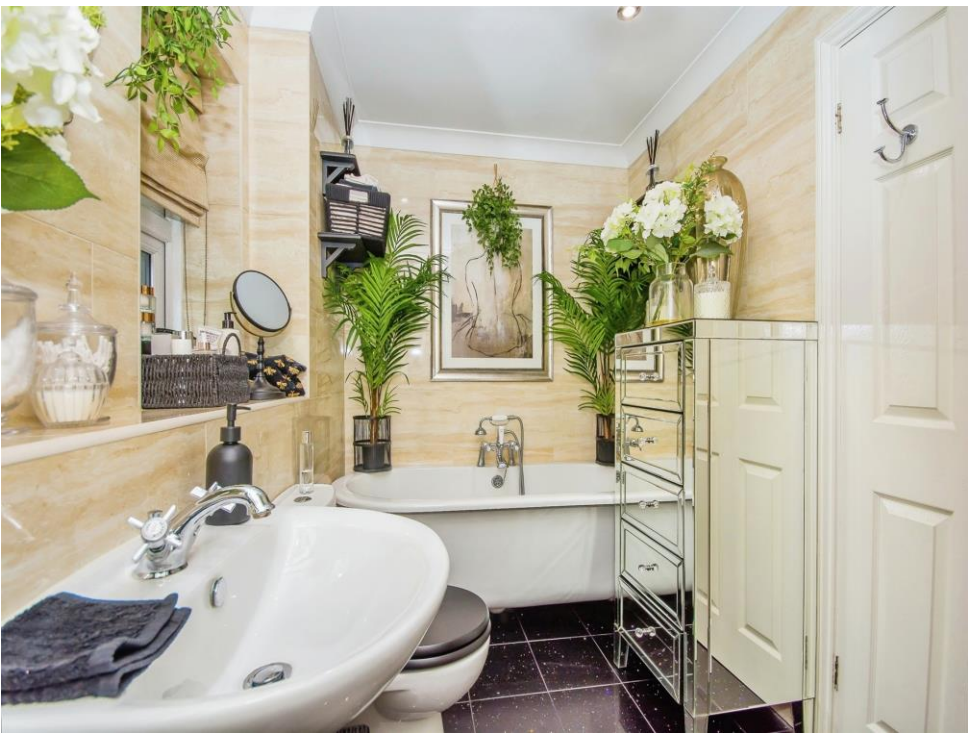
To the front of the property is an ornamental front garden with a block paved path leading to the front door with storm canopy porch and outside light. Gated access to rear garden and the driveway provides off road parking which in turn leads to the double garage. There is also an electric car charger installed.

Rear garden is laid to lawn with mature and established planted side borders. Extensive paved patio with steps up to a decked seating area with an iron and wooden balustrade. Large pebbled path leading around the orangery where there is a further ornamental pebbled area (which the current owner uses as a drying area).

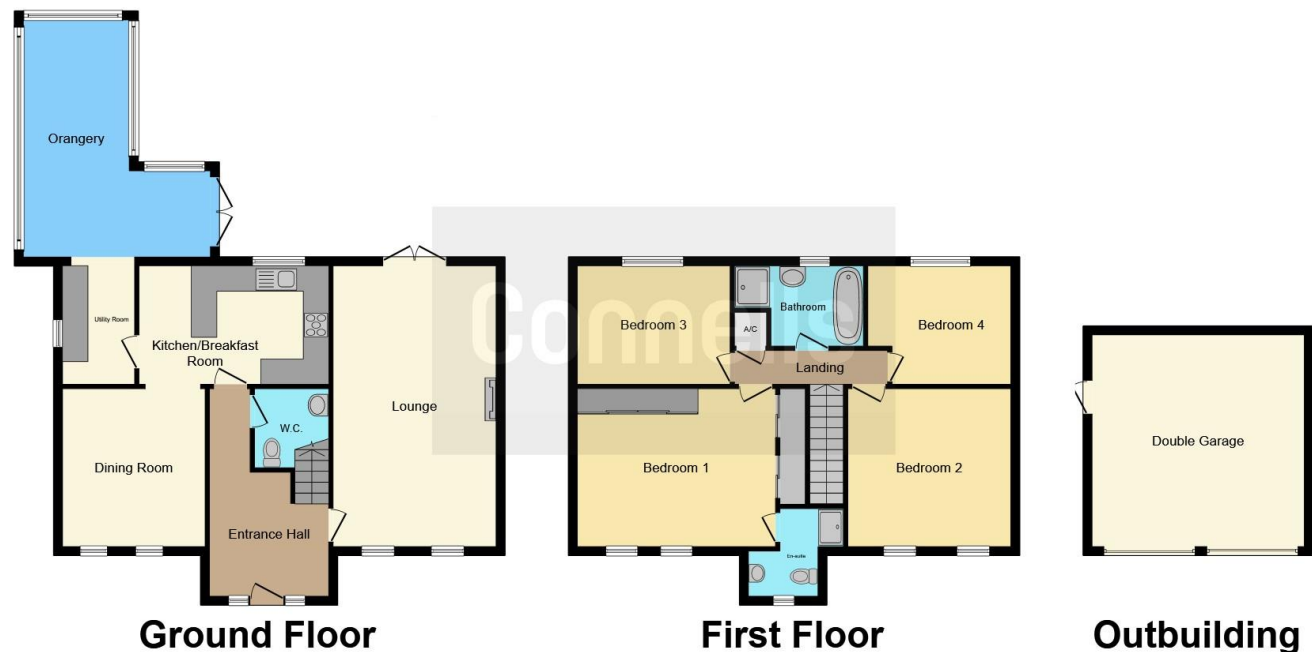
Garage

Double garage fitted with remote controlled electric roller shutter doors with power and lighting & courtesy door to side.









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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EPC Rating: D

Tenure: Freehold

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