

for sale

£290,000



## Oakleigh Drive Orton Longueville Peterborough PE2 7BD

### ROOM TO GROW

A fabulous four bedroom property in Orton Longueville which has been extended to provide a stylish and comfortable home for all the family. Only by viewing can one appreciate what this home has to offer. Call now to view 01733 579412.





# Oakleigh Drive Orton Longueville Peterborough PE2 7BD

## Entrance Hall

Half glazed, patterned UPVC door with a matching UPVC window to one side into the entrance hall. Radiator, laminate flooring, staircase to first floor landing with understairs storage cupboard, smooth ceiling and doors off onto dining room, inner hallway and kitchen.

## Kitchen / Breakfast Room

17' 5" x 6' 5" plus recess ( 5.31m x 1.96m plus recess )  
Comprising a range of matching Shaker style wall and base level units, worktops and a single drainer sink with mixer tap over and tiled splashbacks. Built in oven, grill and four ring hob with extractor. Plumbing for washing machine and dishwasher, space for two/three further appliances. Breakfast bar area, ceramic tiled flooring, smooth ceiling, UPVC double glazed windows to front and side and a fully glazed, patterned UPVC door to the side.

## Dining Room

14' 7" x 7' 5" ( 4.45m x 2.26m )

Radiator, laminate flooring, smooth ceiling and a patterned UPVC double glazed bow window to the front.

## Inner Hallway

Smooth ceiling with mains fed smoke alarm and doors into lounge, downstairs shower room and walk in storage cupboard.

## Walk In Storage Cupboard

7' 7" x 3' 8" ( 2.31m x 1.12m )

Double radiator, ceramic tiled floor and textured ceiling.



## Shower Room

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

Comprising a three piece suite to include a shower cubicle with mains fed shower fitted and rainfall head, a wash hand basin with mixer tap over and tiled splashbacks and a WC with dual flush. Heated towel rail, ceramic tiled flooring, extractor, smooth ceiling with recess lighting and a frosted UPVC double glazed window to the side.

## Lounge

19' 3" x 17' 11" max ( 5.87m x 5.46m max )

Two radiators, TV and telephone points, smooth ceiling, UPVC double glazed French doors with full length matching windows either side.

## First Floor Landing

Textured ceiling with mains fed smoke alarm and loft access. Doors off onto bedrooms and bathroom.

## Master Bedroom

11' 7" plus recess x 10' 10" (restricted ceiling height) ( 3.53m plus recess x 3.30m (restricted ceiling height) )

Radiator, TV point, door into storage/wardrobe, smooth ceiling and UPVC double glazed window to the rear.

## Bedroom Two

13' max (restricted head room) x 12' 4" plus large recess ( 3.96m max (restricted head room) x 3.76m plus large recess )

Radiator, smooth ceiling and UPVC double glazed window to the front.

## Bedroom Three

10' 10" x 7' 8" ( 3.30m x 2.34m )

Double radiator, two sets of double doors into fitted wardrobes, coving to textured ceiling and UPVC double glazed window to the rear.

## Bedroom Four

11' 4" x 6' 5" ( 3.45m x 1.96m )

Radiator, door into storage eaves, smooth ceiling and patterned UPVC double glazed window to the side.

## Family Bathroom

Being fully tiled and comprising a three piece suite to include a bath with taps over, a wash hand basin with taps over and a WC. Heated towel rail, smooth ceiling, frosted and patterned UPVC double glazed window to the side.

## Outside

To the front of the property is a block paved driveway providing off road parking for several vehicles and gated access leading to the rear garden.

The rear garden is laid to lawn with a paved patio area. Timber built garden shed with covered storage area to the side. The garden is surrounded by a timber built fence.,







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](http://www.focalagent.com)

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Property Ref: WRN305445 - 0002

**Tenure:** Freehold

**EPC Rating:** D

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