

for sale

£180,000



## Shortfen Orton Malborne Peterborough PE2 5NP

### A PERFECT FIRST TIME PURCHASE OR INVESTMENT

A fantastic three bedroom property being offered for sale with generous accommodation. This is a lovely well located family home. Call our sales team on 01733 579412 for full details and to book your viewing.





# Shortfen Orton Malborne Peterborough PE2 5NP

## Entrance Hall

UPVC double glazed door into the main entrance. Double radiator, staircase to the first floor landing, door into walk in storage cupboard which houses the gas boiler (servicing the hot water and central heating system). Textured ceiling and doors off onto lounge, kitchen/diner and cloakroom.

## Cloakroom

Comprising a two piece suite to include a wash hand basin with taps over and tiled splashbacks plus a WC. Textured ceiling and a patterned UPVC double glazed window to the front.

## Kitchen / Diner

22' max x 8' 4" plus recess ( 6.71m max x 2.54m plus recess )

Comprising a range of matching wall and base level units, worktops plus a one and a half single drainer sink with a mixer tap over and tiled splashbacks. Built in oven, grill and four ring gas hob with extractor hood above, plumbing for washing machine and space for a full standing fridge freezer. Radiator, ceramic tiled flooring, smooth ceiling, UPVC double glazed window to the front and UPVC double glazed French doors with matching windows either side into the rear garden. Door into the lounge.



## Lounge

14' 8" x 11' 1" ( 4.47m x 3.38m )

Radiator, TV and telephone points, coving to smooth ceiling and full length UPVC windows to the rear.

## First Floor Landing

Split landing with UPVC double glazed window to the front. Doors into two storage cupboards, textured ceiling and doors off onto bedrooms and bathroom.

## Bedroom One

15' 4" x 8' 4" ( 4.67m x 2.54m )

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

## Bedroom Two

15' 4" x 6' 9" ( 4.67m x 2.06m )

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

## Bedroom Three

12' 5" x 7' 6" ( 3.78m x 2.29m )

Radiator, smooth ceiling with loft access and UPVC double glazed window to the rear.

## Bathroom

Comprising a three piece suite to include a bath with taps over and splashbacks, a wash hand basin with taps over and tiled splashbacks, plus a WC. Heated towel rail, textured ceiling with extractor and a patterned UPVC double glazed window to the front.

## Outside

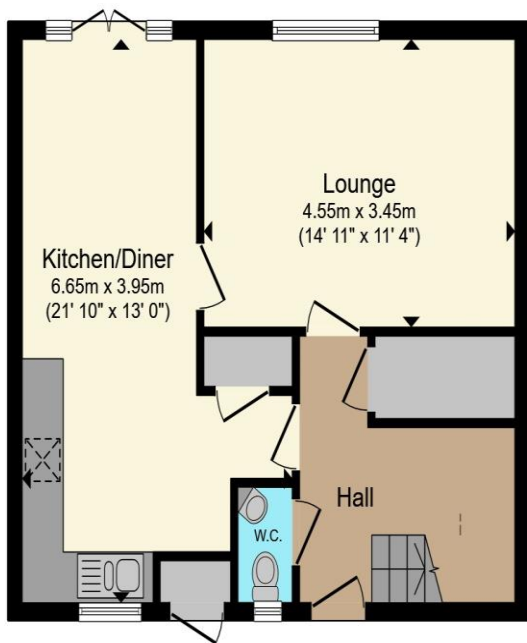
To the front of the property there is a paved path leading to the front door with mature and established planted areas.

The rear garden is laid to lawn with mature and established planted side borders and a paved patio area. Gated access leading out to the side.

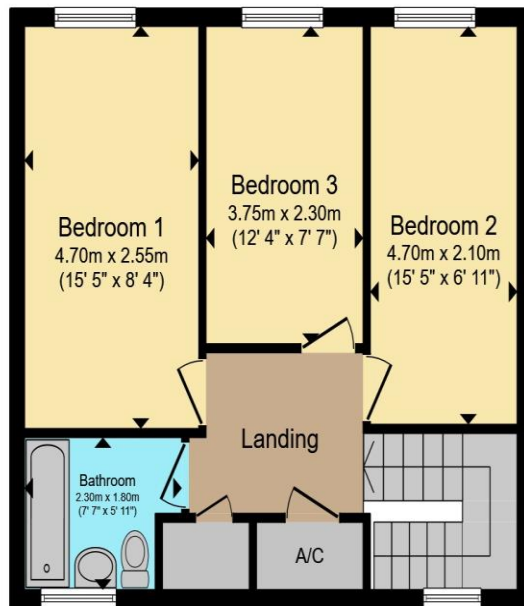
Parking is communal.







**Ground Floor**



**First Floor**

Total floor area 95.7 m<sup>2</sup> (1,031 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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Property Ref: WRN305724 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: A

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