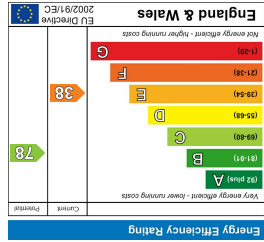


Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and special fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph



Area Map



Floor Plan

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



2 Grange Crescent

Orton Longueville, Peterborough, PE2 7EB

Offers In Excess Of £400,000



## 2 Grange Crescent

Orton Longueville, Peterborough,  
PE7 7ER

**\*\*OFFERED TO THE MARKET WITH NO FORWARD CHAIN\*\***

City and County are delighted to present for sale this **SPACIOUS DETACHED CHALET BUNGALOW**, positioned on a **LARGE PLOT**, located on a popular and private residential Cul-De-Sac in the desirable Orton Longueville area of Peterborough. Convenient pedestrian access to Feny Meadows Country Park, lakes and waterside sailing centre, local Primary Schools a short distance, and Napier place, which is a local facility with a selection of shops and services, a Tesco Express, as well as a community hall. There is a regular half hourly bus service to Peterborough City centre. This property has huge potential to extend and improve, subject to planning permission.

Versatile accommodation comprising, an enclosed entrance hall leading to several rooms including, the downstairs double bedroom, dining room, and a dual aspect living room with feature fireplace. Also off the entrance hall offers a kitchen/breakfast room, that is fitted with a matching range of base and eye-level units with worktops over, space for a dishwasher, fridge/freezer, sink, built in ovens and hob with extractor over. Off the kitchen takes you through to a utility room with space for a washing machine and tumble dryer. There is also a separate two-piece cloakroom. Furthermore, additional access into the integral garage with power. Stairs lead to a landing, leading to **TWO DOUBLE BEDROOMS**, plus a **THREE-PIECE** family bathroom comprising, a bath with shower over, WC, and a wash hand basin. Outside offers a very large enclosed rear garden which is mainly laid to lawn, with mature plants, vegetable plot, trees, and patio areas. Gated side access to the front. To the front of the property there is a driveway providing off road parking for several vehicles, and a good sized grassed area. Please call the office to truly appreciate what this home has to offer. Virtual tour available. **\*\*\*Probate is in the early stages of being granted\*\*\***

### Entrance Hall

6'6" x 12'9"

### Living Room

11'10" x 22'9"



### Dining Room

9'8" x 9'1"

### Kitchen

8'6" x 12'4"

### Hallway

4'1" x 9'1"

### WC

4'2" x 3'1"

### Utility Room

4'1" x 5'6"

### Bedroom Three

11'8" x 9'10"

### Garage

8'6" x 17'1"

### Landing

6'4" x 2'8"

### Master Bedroom

11'10" x 12'1"

### Bedroom Two

11'8" x 12'0"

### Bathroom

9'8" x 5'7"

### EPC - F

38/78

### Freehold

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

