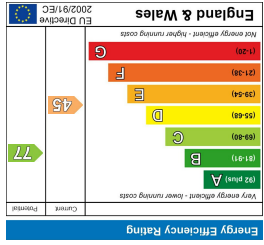


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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 COME OUT A STRUCTURAL SURVEY AND THE SERVICES, APPLIANCES AND SPECIFIC 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, 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.

Viewing



Mary Armyne Road
Orton Longueville, Peterborough, PE2 7DR

£525,000

3 2 2 E

Mary Armyne Road

Orton Longueville, Peterborough,
PE7 7NR

We are delighted to showcase this perfectly presented detached bungalow, with many bespoke and well thought features throughout. An excellent Cul-de-Sac location in Orton Longueville Village overlooking the village green, surrounded by other prestigious homes. The property benefits from being within proximity to local amenities, a church, transport links, bus routes, and walking distance to Ferry Meadows and the rowing lakes. Spacious living accommodation throughout, and has been renovated to a high standard ready for a buyer to move in. It is set amongst landscaped gardens front and rear, and parking for several vehicles. This home is wheelchair friendly.

On entering the hallway, you immediately feel welcomed to a special and individual home. Door leading to an impressive large, vaulted living room with a brick built featured log burner, and a large window to the front. All windowsills are fitted with solid oak. At the heart of the property is a striking kitchen/dining/living room, with fitted units, stone worktops and a breakfast bar, plus BOSCH integrated appliances, with French doors leading into the garden, and a large sky lantern above the dining area. The utility room leads into the garden and has space for a washing machine and tumble dryer which leads to the two-piece cloakroom and boiler room. There are three good sized bedrooms, one with built in wardrobes and the main room benefitting a three-piece en-suite comprising a shower, WC, and a wash hand basin. Plus a storage cupboard near the front door. The bathroom offers a four-piece suite comprising, a bath, a shower enclosure, a Mr & Mrs sink, and a WC. Outside to the front is an extensive block paved driveway with a car charger and gate with storage for the bins. The rear offers an enclosed landscaped garden, which is laid to lawn, a patio area and seating area, and a storage shed. This is an exceptionally unique property and must be viewed to truly appreciate.

Entrance Hall

3'1" x 11'6"

Storage Cupboard

2'5" x 2'3"



Hallway
19'1" x 3'4"

Living Room
17'4" x 12'1"

Dining Area
10'2" x 15'10"

Kitchen Area
15'0" x 11'0"

Utility Room
10'5" x 7'0"

WC
2'11" x 5'7"

Boiler Cupboard
4'7" x 3'10"

Bathroom
6'9" x 11'2"

Master Bedroom
12'1" x 12'10"

En-Suite
4'0" x 8'0"

Bedroom Two
9'9" x 16'7"

Bedroom Three
8'5" x 11'1"

EPC - E
45/77

Tenure - Freehold

