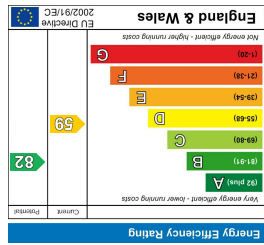
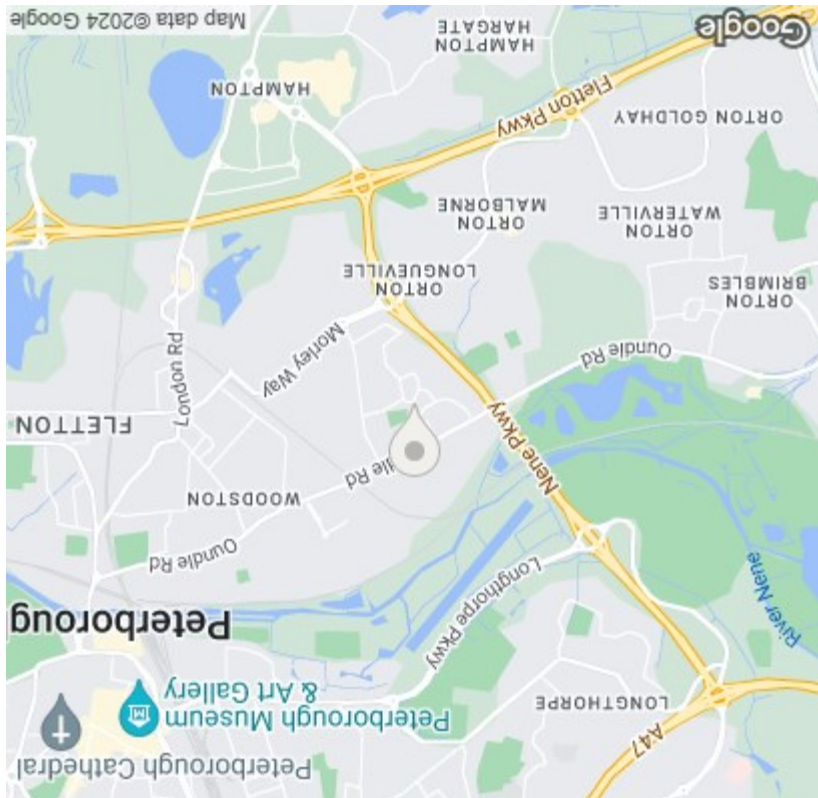


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and 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. 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/>



Energy Efficiency Graph



Area Map

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



Floor Plan



Thornleigh Drive

Orton Longueville, Peterborough, PE2 7AJ

Offers In Excess Of £275,000



## Thornleigh Drive

Orton Longueville, Peterborough, PE7 7AI

\*\*\* Offered to the market with NO FORWARD CHAIN with an amended price of £275,000! \*\*\*

City and County are delighted to market this three bedroomed detached family home, located in the desirable area of Orton Longueville. Offering easy access to local amenities, transport links and local schooling. The property has huge potential to add your own stamp and customise to your own preferences. Due to the property being situated on a large plot it has been extended to the rear, front and side offering a fantastic entertaining and living space. The property benefits from uPVC double glazing, cavity wall insulation, and offers gas central heating, an alarm system in place, and electric shutters.

Briefly comprising, an entrance hall to the side, a large extended living room to the rear, under stairs storage cupboard, and a separate kitchen/dining room. The kitchen is fitted with a range of matching base and eye level units, with space for a washing machine, an oven, and a fridge/freezer, and space for a cooker. There is a downstairs three-piece shower room offering a storage cupboard, shower cubicle, a wash hand basin and a WC. Off the kitchen there is a side porch leading to the front and rear. Upstairs benefits from three bedrooms, two of which are double bedrooms. There is a three-piece family bathroom comprising, a bath with shower over, a WC, and a wash hand basin. To the rear, there is an enclosed garden with a storage shed, and is mainly laid to patio. To the front, there is a front garden, driveway, car port and access into the attached single garage. Please call for a viewing today. Virtual tour available.



**Entrance Hall**  
13'8" x 5'6"

**Shower Room**  
3'6" x 6'3"

**Living Room**  
17'8" x 15'10"

**Kitchen/Dining Room**  
15'6" x 9'11"

**Side Porch**  
8'7" x 3'4"

**Landing**  
10'4" x 5'6"

**Master Bedroom**  
9'6" x 15'11"

**Bedroom Two**  
9'5" x 9'4"

**Bedroom Three**  
6'4" x 10'0"

**Bathroom**  
5'8" x 6'2"

**Garage**  
19'10" x 8'2"

**EPC - D**  
59/82

**Tenure - Freehold**

**DRAFT DETAILS AWAITING  
VENDOR APPROVAL**