



Gretton Close

Orton Longueville, Peterborough, PE2 7WD

Offers In Excess Of £560,000 - Freehold , Tax Band - F

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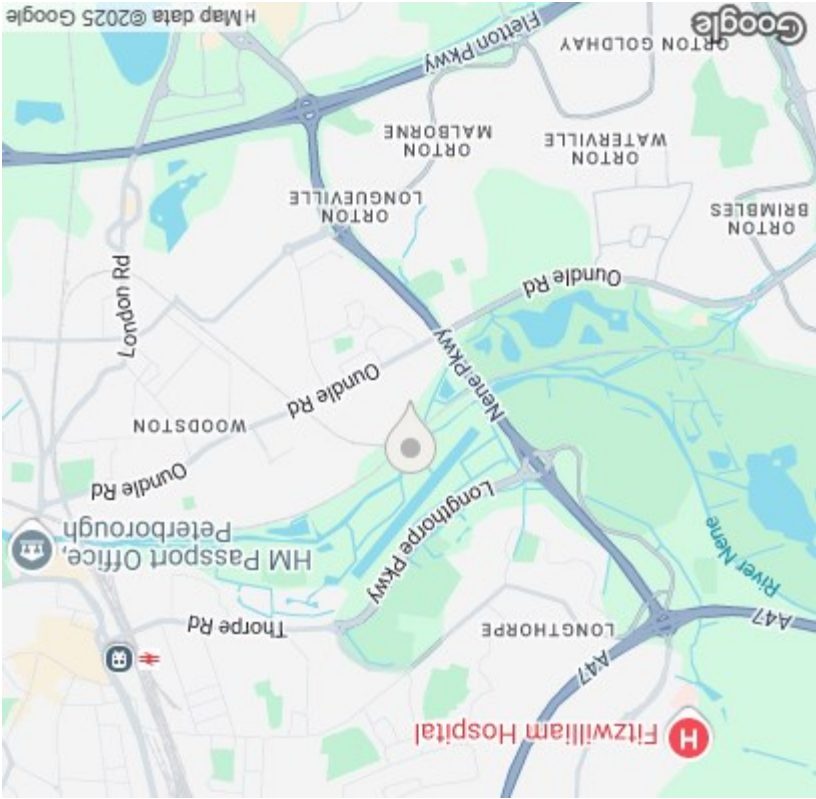
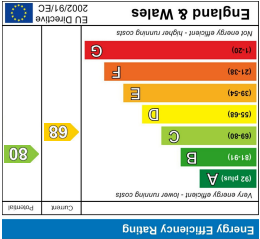
Floor Plan



Viewing

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.

Energy Efficiency Graph



Area Map

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. 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, 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/>

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City and County Prestige Collection are proud to offer for sale this imposing detached family home located on the luxurious cul-de-sac of Gretton Close in Orton Longueville, Peterborough, a highly sought-after address nestled behind the picturesque Botolph Green, just a short walk away from both Ferry Meadows Country Park and the City Centre. This remarkable property boasts a completely versatile layout, with impressive five bedrooms, three reception rooms and three bathrooms, making it an ideal choice for families seeking both space and comfort.

As you enter, to the ground floor you will be greeted by a central entrance hallway, downstairs cloakroom, dining room, study, and a living room, providing ample space for relaxation and entertaining. Furthermore, there is a spacious kitchen diner with fitted units and glazed doors to the rear garden, along with the closely coupled utility room. To the upstairs, there is a landing area, and the principal bedroom offers an en-suite bathroom and fitted wardrobes. There are a further four bedrooms, with another en-suite to bedroom two, whilst all bedrooms have fitted wardrobes apart from the fifth, lastly the four piece suite in the family bathroom offers added convenience for large families. The versatile living accommodation allows for a variety of layouts to suit your lifestyle, whether you prefer a formal dining area, a cosy lounge, or a playroom for the children. With the benefit of an integral double garage, along with the large driveway, the home offers parking for up to five cars, ensuring that you and your guests will never be short of space. The property is conveniently situated within walking distance of the beautiful Ferry Meadows, perfect for leisurely strolls and outdoor activities, as well as the vibrant City Centre, where you can enjoy a range of shops, restaurants, and amenities. This exceptional home is offered for sale with the added benefit of no forward chain, allowing for a smooth and efficient purchase process. If you are looking for a spacious family home in a prime location, this property on Gretton Close is not to be missed. We invite you to arrange a viewing and discover all that this splendid residence has to offer.

Entrance Hall
2.74 x 2.35 (8'11" x 7'8")

Study
2.13 x 2.75 (6'11" x 9'0")

WC
1.06 x 1.73 (3'5" x 5'8")

Dining Room
2.79 x 3.03 (9'1" x 9'11")

Living Room
5.26 x 4.32 (17'3" x 14'2")

Kitchen Diner
4.33 x 6.11 (14'2" x 20'0")

Utility Room
1.86 x 2.02 (6'1" x 6'7")

Landing
1.29 x 4.53 (4'2" x 14'10")

Master Bedroom
3.97 x 5.35 (13'0" x 17'6")

En-Suite To Master Bedroom
3.18 x 2.37 (10'5" x 7'9")

Wardrobe To Master Bedroom
1.05 x 2.57 (3'5" x 8'5")

Bedroom Two
3.20 x 3.88 (10'5" x 12'8")

En-Suite To Bedroom Two
2.05 x 1.77 (6'8" x 5'9")



Wardrobe To Bedroom Two
2.30 x 0.62 (7'6" x 2'0")

Bedroom Three
2.93 x 3.76 (9'7" x 12'4")

Wardrobe To Bedroom Three
0.53 x 1.26 (1'8" x 4'1")

Bedroom Four
3.59 x 2.36 (11'9" x 7'8")

Wardrobe To Bedroom Four
0.57 x 1.35 (1'10" x 4'5")

Bathroom
2.51 x 2.04 (8'2" x 6'8")

Bedroom Five
3.28 x 2.76 (10'9" x 9'0")

Garage
5.28 x 5.37 (17'3" x 17'7")

EPC - D
68/80

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private, Residents
Parking, Street Parking - Permit NOT Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: TBC
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

