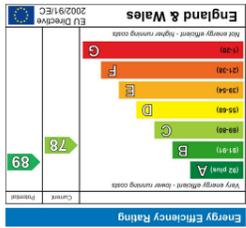
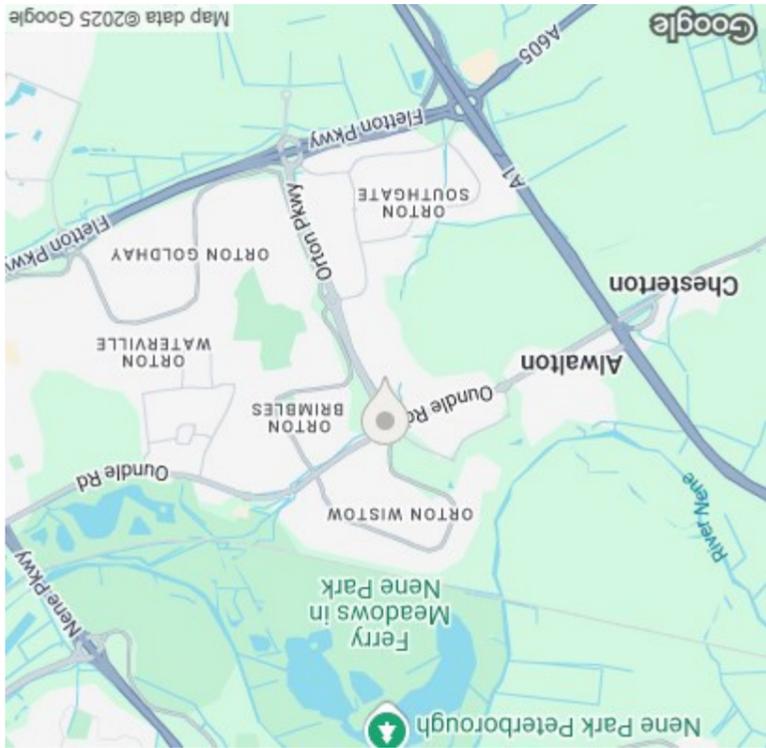


Disclaimers Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 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



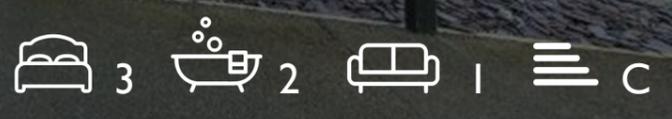
Floor Plan



Kelburn Road

Orton Northgate, Peterborough, PE2 6DD

Guide Price £300,000 - Freehold , Tax Band - C



# Kelburn Road

Orton Northgate, Peterborough, PE2 6DD

\*\*\*Guide Price £300,000-£310,000\*\*\*

Nestled on a desirable corner plot in the sought-after Orton Northgate area of Peterborough, this immaculate detached home is perfect for families seeking both comfort and convenience. Boasting a well-presented interior, the property features a spacious master bedroom complete with an en-suite, offering a private retreat within the home. A single garage provides secure parking and additional storage, while the surrounding area is enriched with excellent local schooling options. Ideally positioned just a stone's throw from Lynchwood Business Park and with easy access to the A1, this home is perfect for commuters and professionals alike.

This beautifully designed three-bedroom home on Kelburn Road, Orton Northgate, offers a perfect blend of contemporary living and practicality. With an approximate total area of 78.91 m<sup>2</sup>, the property is thoughtfully laid out across two floors, maximizing both space and comfort. Upon entering the home, you are welcomed by a bright entrance hall, leading to the key living spaces. To the left, a generously sized lounge diner provides a perfect setting for relaxation and entertainment, with ample space for both seating and dining areas. On the right, the modern kitchen diner boasts a well-appointed cooking area with ample counter space and storage, making it ideal for family meals and gatherings. A conveniently located WC is also present on this level, adding to the home's practicality. The upstairs layout is designed for comfort and privacy, featuring three well-proportioned bedrooms. The master bedroom benefits from a private en-suite providing a luxurious touch. Two additional bedrooms, Bedroom Two and Bedroom Three, offer excellent accommodation options, perfect for children, guests, or a home office. A centrally positioned bathroom serves the second and third bedrooms, complementing the overall convenience of the first floor. The landing connects all rooms seamlessly, enhancing the home's flow.

With its modern design, well-planned layout, and generous room sizes, this property is an excellent choice for families, professionals, or those seeking a stylish and comfortable home in a sought-after location. The balance of living, dining, and private spaces ensures a welcoming and practical home environment.

**Entrance Hall**  
6'9" x 10'3"

**WC**  
3'5" x 5'3"

**Lounge Diner**  
9'10" x 16'6"

**Kitchen Diner**  
10'0" x 16'7"

**Landing**  
6'9" x 3'5"

**Master Bedroom**  
10'1" x 12'5"

**En-Suite To Master Bedroom**  
9'1" x 4'0"

**Bedroom Two**  
9'10" x 9'4"

**Bathroom**  
6'8" x 5'7"



**Bedroom Three**  
9'11" x 7'1"

**EPC - C**  
78/89

**Tenure - Freehold**

There is a community Green Space Charge payable, current figure is £182.24 per annum.

**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: Driveway Private, Single Garage
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Fttp
- Internet Speed: up to 1800Mbps
- Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Excellent

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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

