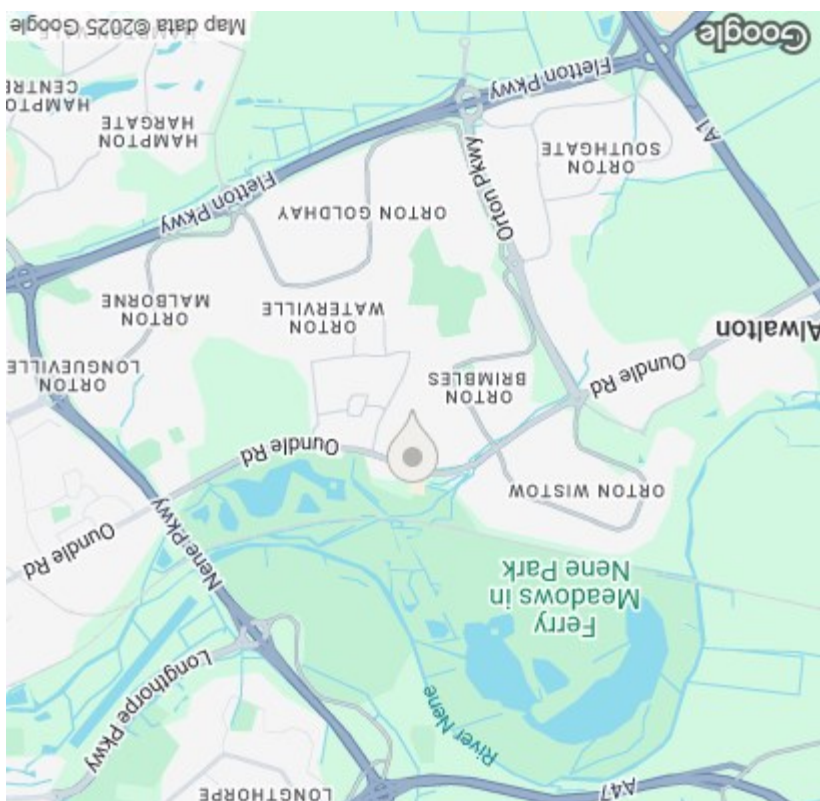


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 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 Rating	
Current	Minimum
A (92-100)	A (89-92)
B (81-91)	B (75-80)
C (69-80)	C (65-74)
D (55-68)	D (51-64)
E (39-54)	E (35-50)
F (29-38)	F (25-34)
G (1-28)	G (1-24)

EU Directive 2002/91/EC  
The energy efficient - lower running costs

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.

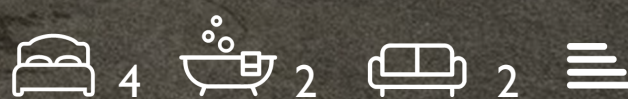
Viewing



Chandlers

Orton Brimbles, Peterborough, PE2 5YW

Guide Price £375,000 - Freehold , Tax Band - E



## Chandlers

### Orton Brimbles, Peterborough, PE2 5YW

Tucked away in the desirable area of Orton Brimbles, Peterborough, this beautifully presented detached home offers the perfect blend of space, style, and practicality for modern family living. Boasting four generously sized double bedrooms, including a master with its own en-suite, the property provides ample room for everyone to enjoy their own space. Two reception rooms create a versatile layout ideal for both entertaining and day-to-day life, complemented by a good-sized conservatory that overlooks a private and enclosed rear garden —perfect for relaxing or hosting guests. With an integral garage, modern interiors throughout, and a location that's both peaceful and well-connected, this home truly ticks all the boxes for growing families seeking comfort and convenience.

Situated in the sought-after location of Chandlers, Orton Brimbles, Peterborough, this spacious and immaculately presented detached home offers thoughtfully designed accommodation across two floors, ideal for modern family living. The ground floor welcomes you with a bright entrance hall that leads to two well-proportioned reception rooms, including a formal dining room and a generous lounge that opens into a sizeable conservatory—perfect for enjoying the garden views all year round. The contemporary kitchen diner provides ample space for cooking and casual family meals, with the added convenience of a separate utility room and a downstairs WC. An integral garage offers secure parking or additional storage. Upstairs, the property boasts four double bedrooms, all positioned off a central landing that enhances the sense of space. The master bedroom features a private en-suite, while the remaining bedrooms are served by a modern family bathroom. The layout is ideal for growing families or those who require flexible space for home working. Outside, the property benefits from a private and enclosed rear garden, offering a peaceful retreat for both children and adults. With a high standard of presentation throughout and a practical yet stylish layout, this home is a superb opportunity for those seeking comfort, space, and a great location.

**Entrance Hall**  
1.17 x 5.54 (3'10" x 18'2")

**WC**  
0.81 x 2.07 (2'7" x 6'9")

**Lounge**  
4.74 x 3.29 (15'6" x 10'9")

**Conservatory**  
4.66 x 3.12 (15'3" x 10'2")

**Kitchen Diner**  
2.67 x 4.36 (8'9" x 14'3")

**Utility Room**  
2.66 x 1.46 (8'8" x 4'9")

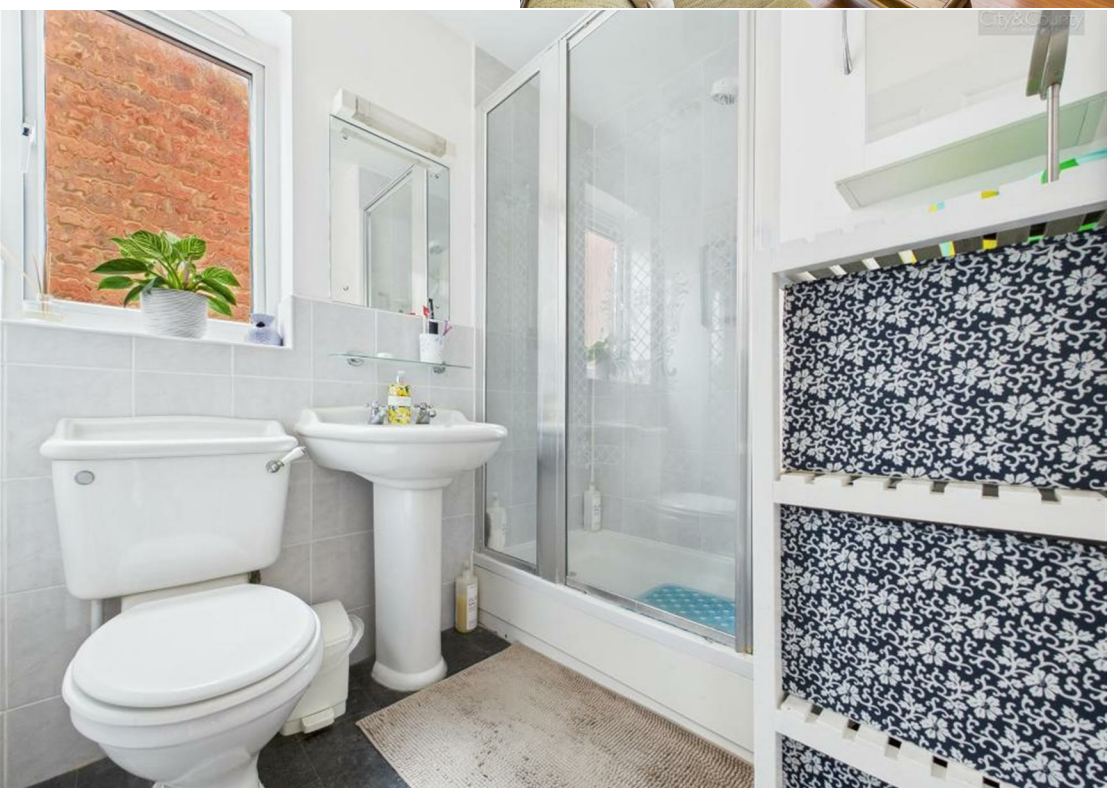
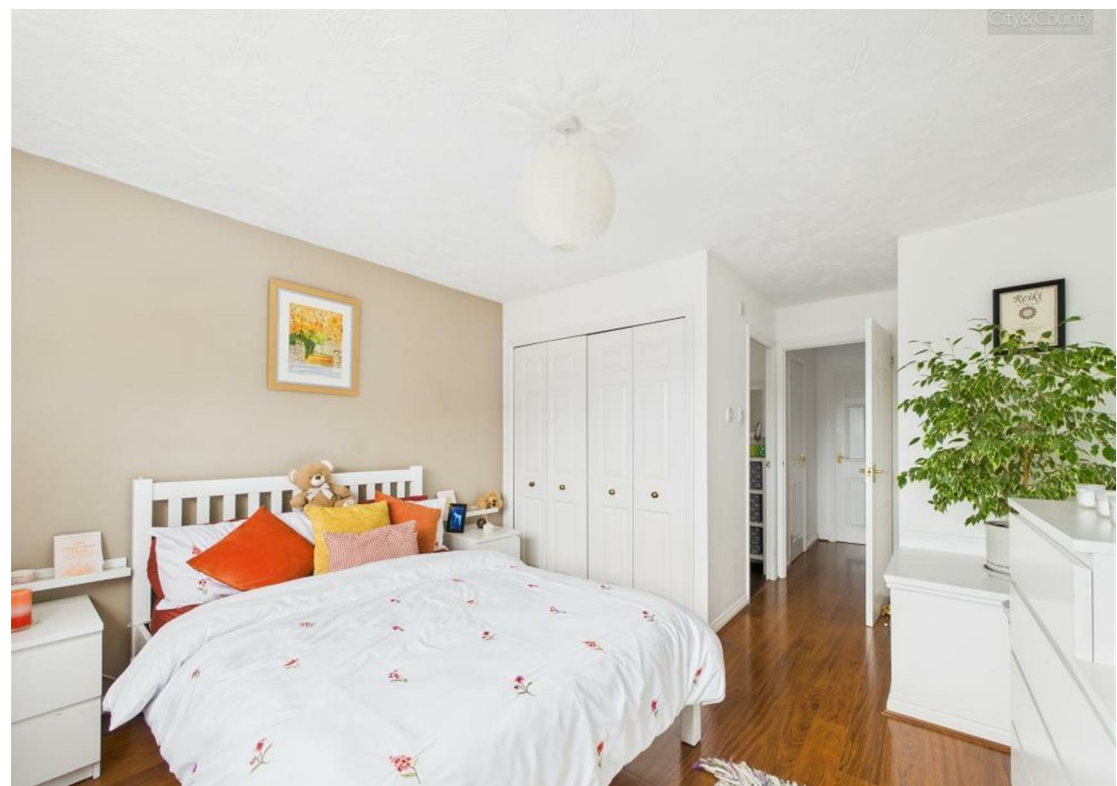
**Dining Room**  
2.68 x 2.78 (8'9" x 9'1")

**Landing**  
2.91 x 1.85 (9'6" x 6'0")

**Master Bedroom**  
3.66 x 3.05 (12'0" x 10'0")

**En-Suite To Master Bedroom**  
1.71 x 2.09 (5'7" x 6'10")

**Bedroom Two**  
3.86 x 3.16 (12'7" x 10'4")



**Bathroom**  
2.57 x 1.96 (8'5" x 6'5")

**Bedroom Three**  
3.81 x 2.40 (12'5" x 7'10")

**Bedroom Four**  
3.68 x 2.40 (12'0" x 7'10")

**Garage**  
2.66 x 5.63 (8'8" x 18'5")

**EPC - D**  
67/84

**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 NOT allowed: 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: Integral Garage, Driveway Private  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Ftp  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Excellent, O2 - Excellent, 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.

