



Main Street  
Orton On The Hill  
£750,000

\*\*\* A SUBSTANTIAL DETACHED PROPERTY ~ VERY FLEXIBLE ACCOMMODATION ~ POTENTIAL FOR AN ANNEX \*\*\*. An excellent opportunity to acquire an individual detached property with versatile accommodation over two floors with a basement style double garage, good sized driveway and very large gardens. Viewing is considered essential to appreciate the range of accommodation this family home offers.



### THROUGH HALLWAY WITH STUDY AREA

Double glazed windows to front and rear aspects, laminated wooden effect flooring, useful cloaks storage cupboard, stairs leading off to the first floor landing, two single panelled radiators, recessed LED ceiling down lights and doors leading off to...

### LOUNGE 19' 7" x 17' 10" (5.97m x 5.44m)

Double glazed window to front aspect, two double glazed picture windows to side aspect, recessed log burner, two double panelled radiators and recessed LED ceiling down lights.

### REFITTED KITCHEN/DINER 18' 9" x 16' 8" (5.72m x 5.08m)

Double glazed windows to rear and side aspects, double glazed skylight window, luxury Amtico vinyl tile wooden effect flooring, double glazed side entrance door, wide range of wooden effect kitchen units with integrated handles, eye level stainless steel 'NEFF' double oven, square edge work surfaces, 'Smeg' 5 ring induction hob with a 'Smeg' extractor hood above and a feature coloured glass splash back, stainless steel double sink, space and plumbing for a dishwasher, space for a fridge freezer, tiled splash back areas, door to a useful corner shelved pantry and a further door to....

### GUEST WC

Having luxury Amtico vinyl tile wooden effect flooring, single panelled radiator, low level WC, pedestal wash hand basin, tiled splash back area, recessed LED ceiling down lights and access to the roof storage space.

### UTILITY ROOM 8' 0" x 7' 1" (2.44m x 2.16m)

Double glazed window to front aspect, single panelled radiator, luxury Amtico vinyl tile wooden effect flooring, wooden effect base and eye level units, tall larder style unit, square edge work surfaces, space and plumbing for a washing machine, further appliance space, tiled splash back areas.

### GARDEN ROOM 25' 1" x 12' 10" (7.65m x 3.91m)

Having recessed LED ceiling down lights, two double panelled radiators, two double glazed skylight windows, double glazed bi-folding doors to rear and side aspects, central double glazed sliding doors, additional double glazed windows to rear and side aspects, tiled floor.

### BEDROOM FOUR 16' 0" x 11' 10" maximum (4.88m x 3.61m)

Double glazed windows to rear and side aspects, double panelled radiator, recessed LED ceiling down lights and a door to the en-suite.

### ENSUITE

Opaque double glazed window to front aspect, single panelled radiator, tiled floor, low level WC, wash basin, corner tiled shower cubicle having an electric shower, recessed LED ceiling down lights.

### BEDROOM FIVE 12' 6" x 10' 0" (3.81m x 3.05m)

Double glazed window to side aspect, single panelled radiator and recessed shelving.

### BEDROOM SIX/STUDY 10' 6" x 10' 0" (3.2m x 3.05m)



Double glazed window to side aspect, single panelled radiator, recessed LED ceiling down lights, recessed shelving, door to a storage cupboard that also houses the central heating boiler and double opening doors to a useful under stairs storage cupboard.

### BATHROOM

Opaque double glazed window to side aspect, double panelled radiator, low level WC, pedestal wash hand basin, panelled bath, shower enclosure having a chrome mixer style shower, tiled walls, door to the airing cupboard, lowered ceiling with concealed lighting.

### FIRST FLOOR LANDING

Double glazed skylight window to side aspect, recessed LED ceiling down lights, two single panelled radiators, double glazed window to side aspect and doors leading off to...

### BEDROOM ONE 20' 4" x 15' 0" (6.2m x 4.57m)

Having a delightful feature double glazed window to rear aspect enjoying pleasant views over the gardens and fields beyond, double glazed window to side aspect, double and single panelled radiators, useful eave wardrobe/storage cupboards and a door to the en-suite.

### ENSUITE BATHROOM

Double glazed skylight window to side aspect, double panelled radiator, low level WC, two wash basins, bidet, panelled bath, tiled shower cubicle with feature glass blocks having a chrome mixer style shower, recessed LED ceiling down lights.

### BEDROOM TWO 15' 1" x 11' 3" minimum (4.6m x 3.43m)

Two double glazed skylight windows, double panelled radiator and recessed LED ceiling down lights.

### BEDROOM THREE 11' 6" x 10' 11" (3.51m x 3.33m)

Two double glazed sky light windows to side aspect, double panelled radiator and recessed LED ceiling down lights.

### TO THE EXTERIOR

To the front of the property there is a low maintenance corner slate chipped area, large block paved driveway providing ample off road parking, newly rendered supporting side walls with steps leading up to the main entrance door. The rear garden is an excellent size with the majority being mainly laid to lawn with a good sized paved patio, well established borders, greenhouse and timber storage sheds. The largest shed is fitted with workbenches and storage.

### DOUBLE GARAGE 18' 3" x 17' 10" (5.56m x 5.44m)

Having two up and over doors, power and light.

**FIXTURES & FITTINGS:** Some items maybe available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected with the exception of mains gas.

**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band G. (This information is provided from the Council Tax Valuation List Website).





**COMPANY DISCLAIMER** – All fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order. While we endeavour to make our sales particularly reliable and accurate, measurements quoted are approximate and for guidance only. Photographs are for illustration only and may depict items not included in the sale of the property.

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