

35 Latham Avenue, Orton Longueville

Peterborough PE2 7AD

Guide Price

£325,000



Detached Bungalow

2 Double Bedrooms

Refitted Kitchen

Popular Location

24' Lounge / Diner

Refitted Bathroom

No Chain

Study / Cloakroom

Viewing Recommended





**35 Latham Avenue
Orton Longueville
Peterborough
PE2 7AD**

GENERAL DESCRIPTION: This is a spacious 2 double bed roomed detached bungalow in a sought after location which has a large 24' lounge which features curved bay windows to each corner.

There is ample room within this room to use part of it as a dining area. Adjacent the lounge and off the hall is the kitchen, extensively fitted out with a range of units, and across the hallway a useful study / cloakroom. There is a refitted bathroom, with modern tiles, and 2 double bedrooms at the rear. Off one of the bedrooms is a good sized conservatory with a glass roof overlooking the rear garden.

A long driveway affords off road parking and access to the garage. NO CHAIN.





ENTRANCE HALL With uPVC double glazed entrance door and block glazed panels to each side, radiator.

KITCHEN 14' 0" x 10' 6" (4.27m x 3.20m) Extensively fitted and having single drainer stainless steel sink unit, range of base units incorporating cupboards & drawers and with worksurfaces and eye levels above. Integrated slimline dishwasher, freestanding Cannon cooker with cooker hood above and large fitted LG fridge / freezer all included in sale price, uPVC double glazed door and window to the side, ceramic tiled floor.

LOUNGE / DINER 23' 0" x 13' 11" (7.0m x 4.23m) With feature fireplace, 2 radiators, feature uPVC double glazed corner windows and with additional uPVC double glazed windows to front & side, TV point.

BEDROOM 1 12' 5" x 10' 6" (3.79m x 3.19m) Extensively fitted with bedroom furniture including wardrobes, over bed storage lockers, and with drawer units. Radiator, uPVC double glazed window to the rear.

BEDROOM 2 12' 0" x 10' 7" (3.65m x 3.22m) With uPVC double glazed window to the side, radiator, uPVC double glazed french doors to the:

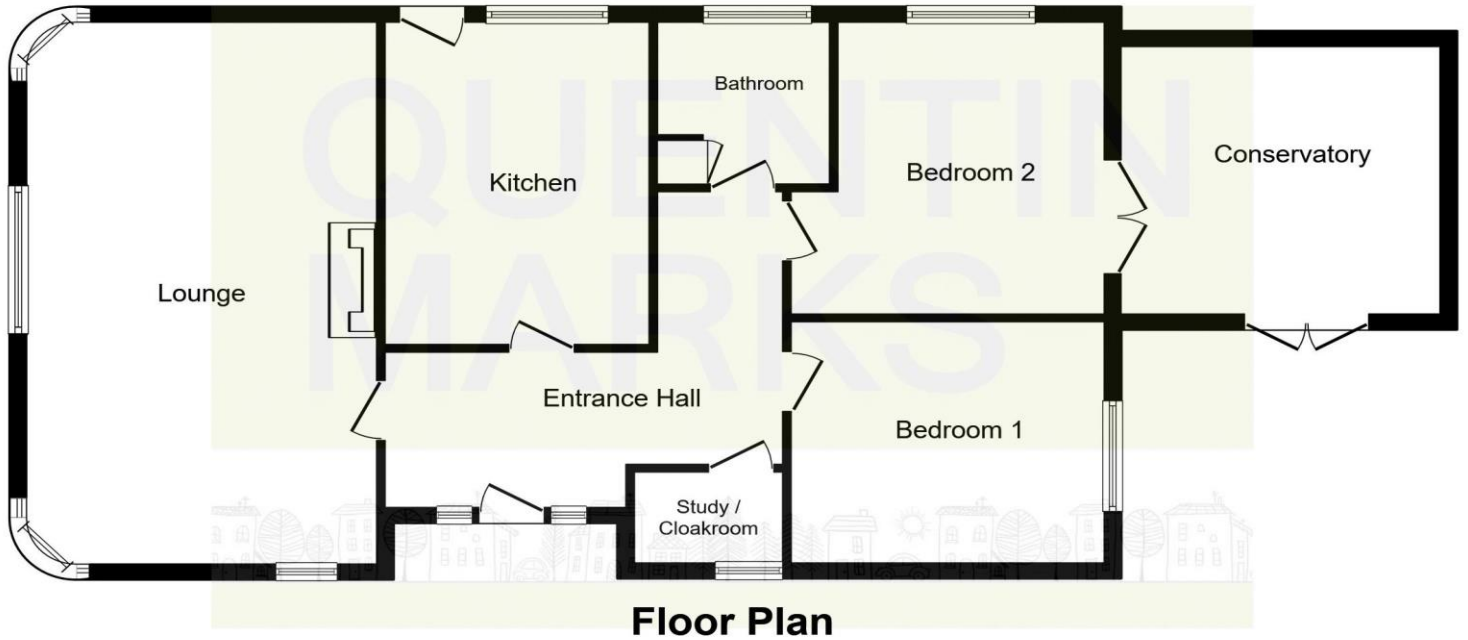
CONSERVATORY 12' 8" x 11' 7" (3.86m x 3.53m) Of a brick & uPVC double glazed construction and having a glass roof, this is a pleasant room which overlooks the rear garden, and which has french doors onto the paved patio.

REFITTED BATHROOM Comprising low level WC, pedestal wash hand basin, panelled bath with Aqualisa power shower above, fully tiled walls, ceramic tiled floor, heated towel rail, uPVC double glazed window to the side.

FRONT GARDEN The front garden is laid to lawn with a driveway alongside the bungalow providing off road parking and access to:

GARAGE With up & over door, light & power, and with personal door into the rear garden.

REAR GARDEN This is a pleasant feature being private and with paved patio. Beyond this is a lawn with raised bed, and with a summerhouse.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

General Information: Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is freehold.

Council Tax: Band C