



6 Littlemeer

Orton Waterville PE2 5HL

Offers in the region of £360,000



## 6 Littlemeer

### Orton Waterville PE2 5HL

Very well proportioned and extended bungalow in Littlemere, a popular part of Orton Waterville.

This property comprises of;

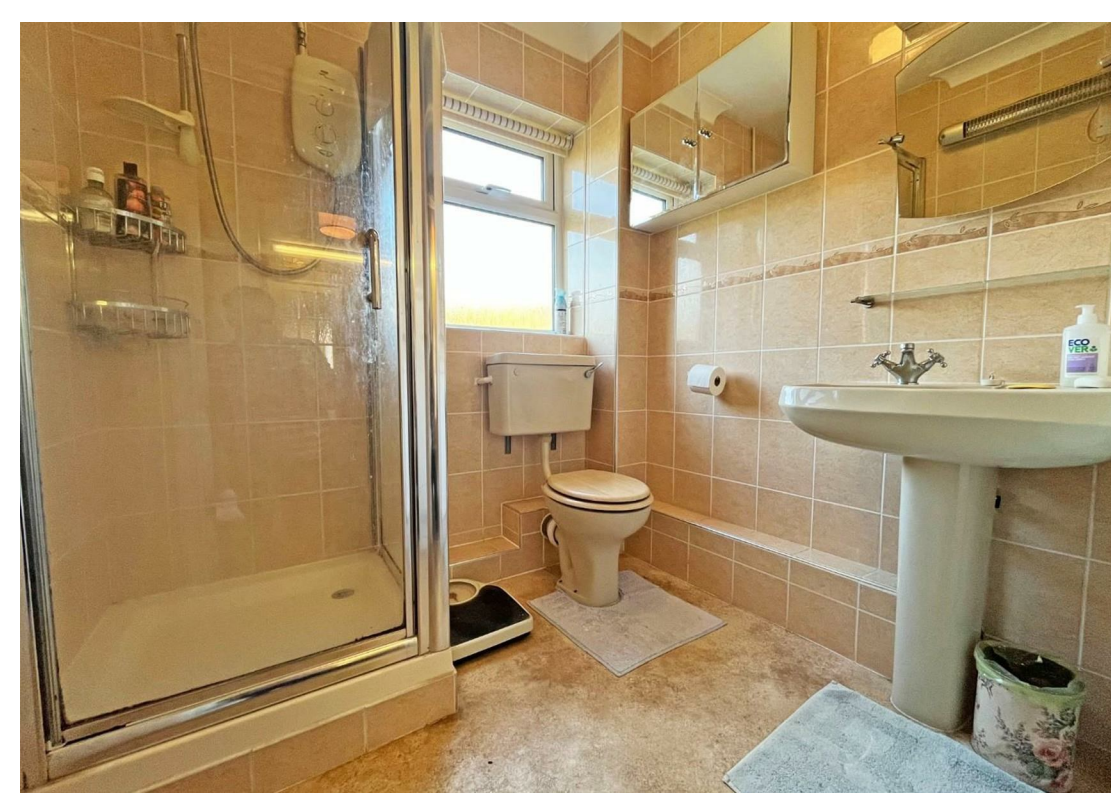
Entrance hall with airing cupboard, kitchen with windows to the rear side, door to the garden. Lounge with windows to the front and side, study (previously bedroom three) giving access to the extended section of the property, inner lobby, en suite shower room and bedroom one. Family bathroom with storage cupboard, two further double bedrooms, bedroom three has been used as a dining room.

Outside- open frontage laid to lawn, block paved driveway leading to the main entrance, the garage and the double gated side access. To the rear of the property- an impressively sized corner garden, largely laid to lawn with a patio area and an array of established plants, shrubs and bushes.

This property is within easy reach of local amenities, Ferry Meadows Country Park and major transport links. This property benefits from being offered with No Forwarding Chain & has been viewed to be appreciated and understood.

Tenure: Freehold  
Council Tax Band: C





Entrance Hall

Lounge

15'3" max x 14'0" max (4.66m max x 4.28m max)

Kitchen

12'11" max x 10'5" max (3.96m max x 3.20m max)

Study

9'11" x 7'6" (3.03m x 2.29m)



Inner Lobby

Bedroom One

10'8" x 9'10" (3.27m x 3.01m)

En Suite

Bedroom Two

11'11" max x 10'11" max (3.64m max x 3.33m max)

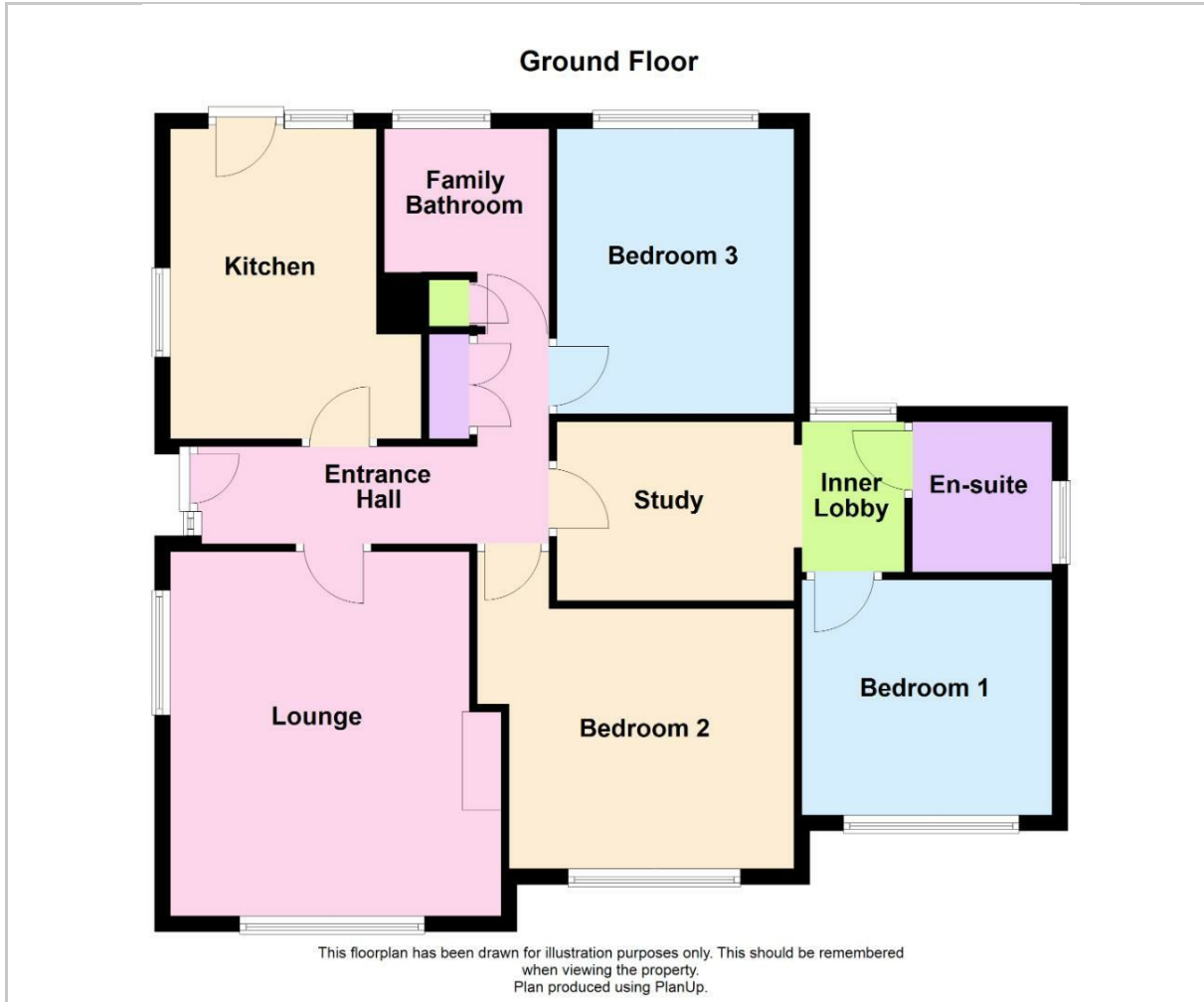
Bedroom Three

11'11" x 9'11" (3.64m x 3.03m)

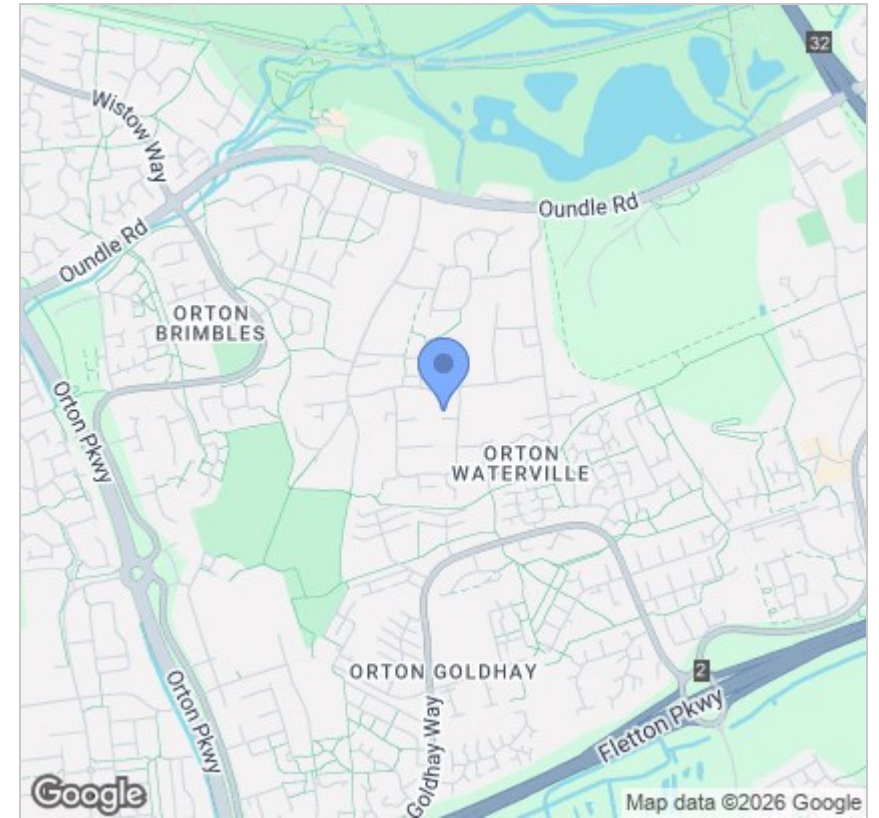
Family Bathroom



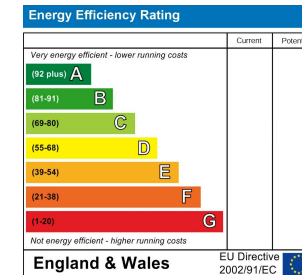
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



48b Church Drive, Orton Waterville  
 Peterborough, PE2 5HE  
 T: 01733 852257  
 E: orton@firminandco.co.uk