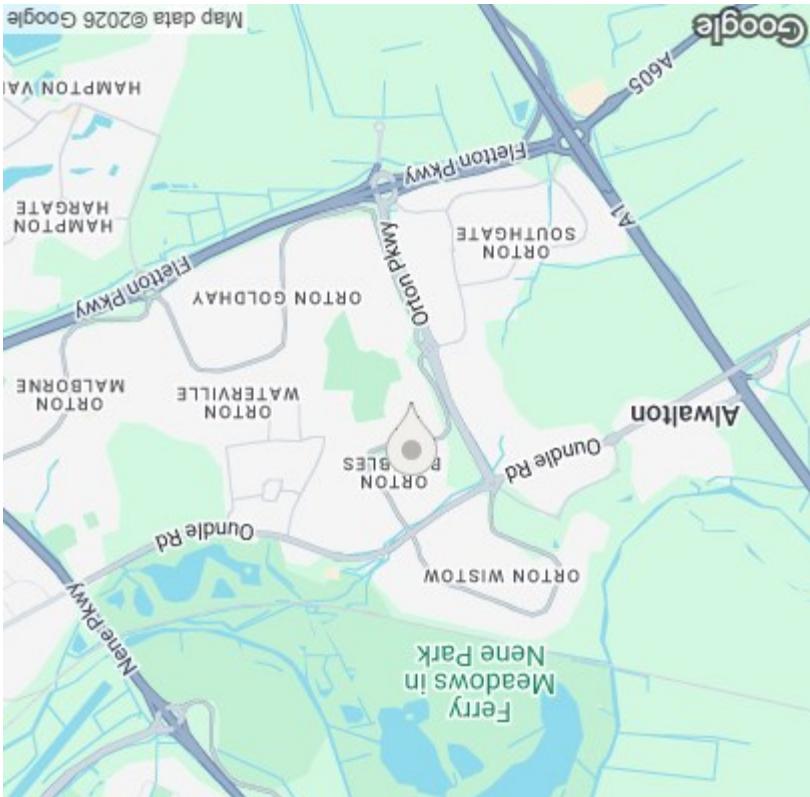


## Energy Efficiency Graph



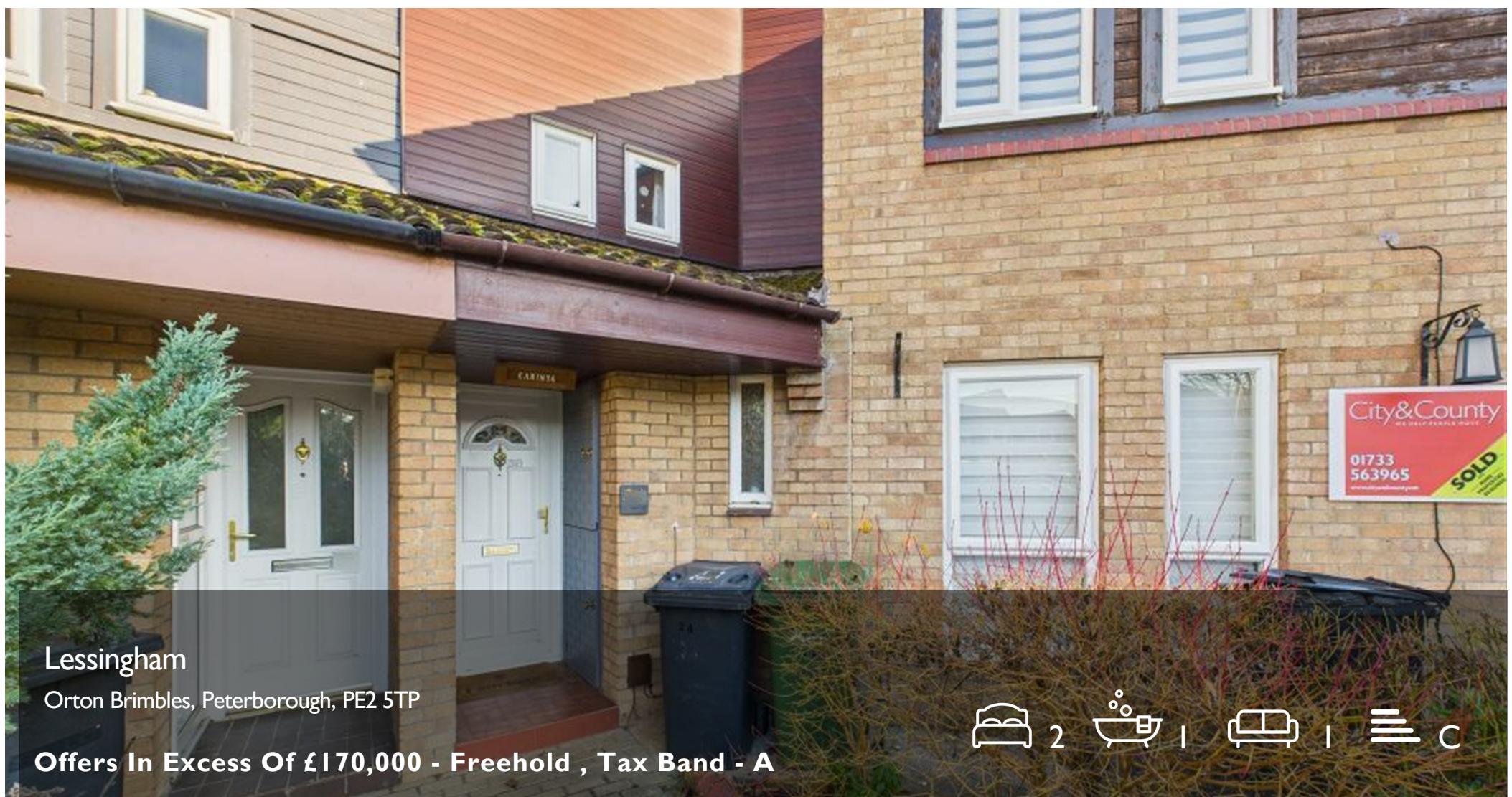
## Area Map

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing  
apponiment for this property or require further information.

## Viewing



## Floor Plan



## Lessingham

### Orton Brimbles, Peterborough, PE2

5TP

Situated in a quiet cul-de-sac in the popular area of Lessingham, Orton Brimbles, Peterborough, this well-presented mid-terrace home offers an ideal opportunity for first-time buyers or growing families alike. The property features two generously sized double bedrooms and a bright conservatory that adds valuable living space and overlooks the large, private, and fully enclosed rear garden—perfect for relaxing, entertaining, or family life. Conveniently located with easy access to the A1 and close to Lynch Wood Business Park, the home is well placed for commuters, while communal parking adds to the practicality of this appealing property.

Set within a quiet cul-de-sac in the sought-after area of Lessingham, Orton Brimbles, this well-proportioned mid-terrace home offers thoughtfully arranged accommodation ideal for first-time buyers or families. The property is entered via a welcoming entrance hall, leading into a central hallway that provides access to the main living spaces and stairs to the first floor. A convenient ground floor WC is positioned off the hallway, adding to the practicality of the layout. The living room is a comfortable and well-defined space, ideal for relaxing or entertaining with doors opening into a bright conservatory that creates a seamless connection to the rear garden and provides an additional versatile reception area. The kitchen is generously sized and offers ample space for both cooking and dining, making it the heart of the home and well suited to everyday family life. Upstairs, the first floor hosts two well-proportioned double bedrooms, including a spacious master bedroom and a second bedroom that would comfortably accommodate guests, children, or a home office setup. The family bathroom is centrally located and easily accessible from both bedrooms, completing the first-floor accommodation.

Outside, the property benefits from a large, private, and enclosed rear garden, offering excellent outdoor space for entertaining, gardening, or family use. Communal parking is available nearby, and the location provides easy access to the A1, as well as close proximity to Lynch Wood Business Park, making this a particularly convenient home for commuters. Overall, this property combines a practical layout with a desirable location, creating a well-balanced and appealing home.

**Entrance Hall**  
1.72 x 0.99 (5'7" x 3'2")

**WC**  
1.64 x 0.92 (5'4" x 3'0")

**Hallway**  
357 x 1.44 (11'8" x 4'8")

**Living Room**  
285 x 5.37 (9'4" x 17'7")

**Conservatory**  
3.70 x 2.55 (12'1" x 8'4")

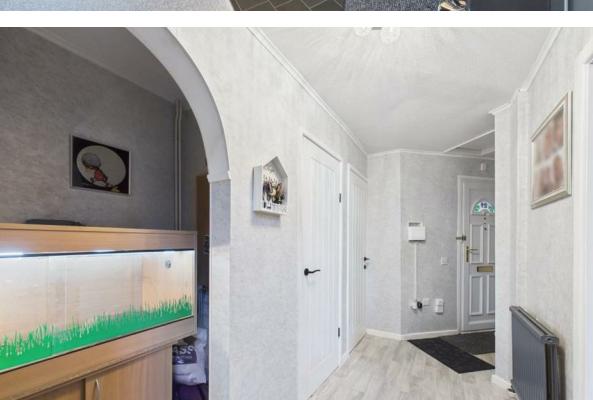
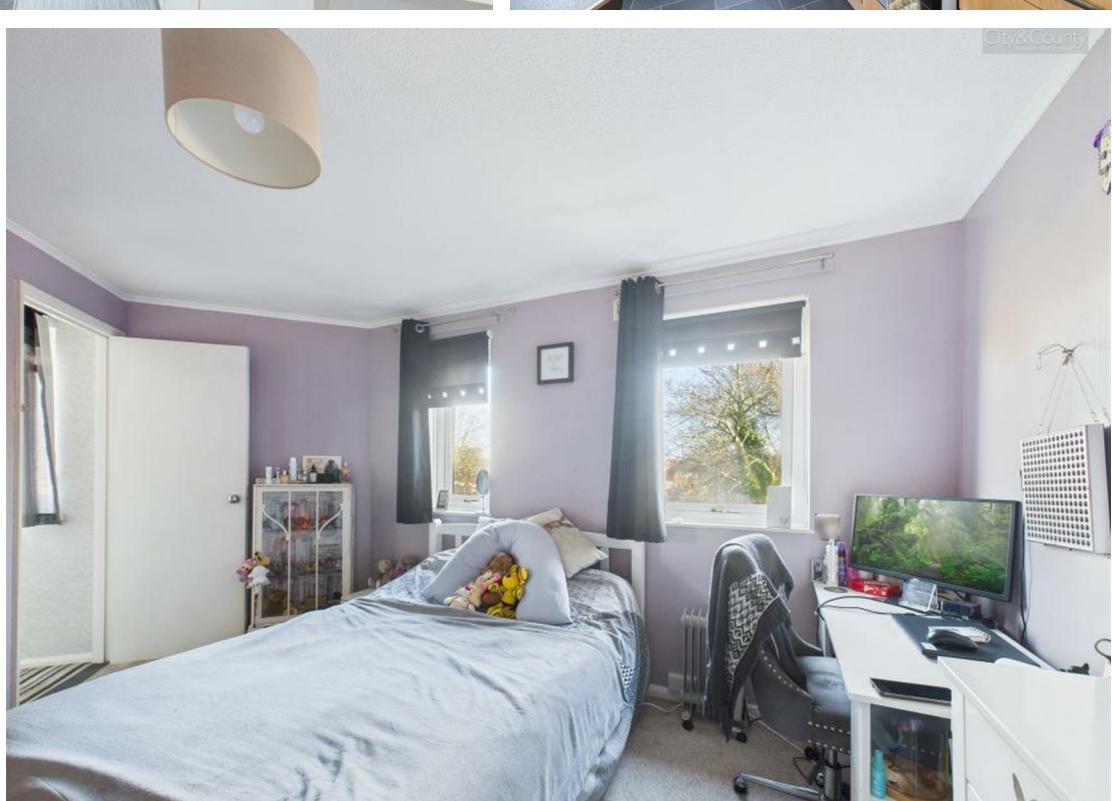
**Kitchen**  
4.40 x 3.56 (14'5" x 11'8")

**Landing**  
1.58 x 1.71 (5'2" x 5'7")

**Master Bedroom**  
4.51 x 2.91 (14'9" x 9'6")

**Bathroom**  
1.47 x 1.68 (4'9" x 5'6")

**Bedroom Two**  
2.91 x 3.56 (9'6" x 11'8")



**EPC - C**  
71/78

**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: Communal Car Park No Allocated Space  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Ftp  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Great, 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.

