



13 Dry Leys

Orton Longueville PE2 7HP

£495,000



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Enjoying a popular cul-de-sac location within Orton Longueville, Peterborough is this lovely presented, corner plot, detached family home, conveniently close to local amenities, schools with excellent transport links nearby with close proximity to the city centre.

Built in 1985 with the property having been, much improved by the current owners over time and combines modern living. Highlights include, two spacious reception rooms, extended kitchen/breakfast room, garden room & conservatory, utility room, master bedroom with en-suite, block paved driveway providing ample parking leading to a detached double garage, with additional parking to the rear, suitable for a caravan or camper van.

Accommodation Comprises:

The driveway leads to the double garage and gates to the garden as well as the front entrance and leads into, light & airy hallway entrance. From here, stairs lead to the first floor and benefits from an understairs storage cupboard, door to the side leading into a modern two piece cloakroom with window to the front.

The hallway gives access to:

- Living Room: With a bright and welcoming space with double-glazed box window to the front aspect, and double glazed double doors leading to.

- Garden Room: Spacious, with glass canopy style roof with feature inset spotlights, with views into the garden, and double doors leading out onto a block paved patio.

- Dining Room: Good size dining room with double doors leading out into the rear garden.

- Extended Kitchen/Breakfast Room: Fitted with a modern range of wall and floor level units with ample worktop surfaces, inset single drainer sink unit with mixer tap with storage under with views overlooking the rear garden, integrated fridge and space for cooker.

- Utility Room: Fitted storage unit with space available for free standing freezer unit, with plumbing available for washing machine, with door to the side, leading into the conservatory.

- Conservatory: Brick & PVCu double glazed with views into the garden, with two PVCu double glazed doors providing access into the rear garden.

First Floor provides access to:

Good size landing with double-glazed window to the front aspect and leads to four good size bedrooms:

- Main Bedroom: With double-glazed window to rear aspect, fitted wardrobes with sliding mirrored doors, and en-suite shower room featuring, corner shower cubicle, vanity wash hand basin, WC, fully tiled walls with double-glazed window to the side.

- Bedroom Two: Featuring further, fitted wardrobes with sliding mirrored doors with double-glazed window to the rear aspect.

- The family bathroom incorporates a three piece white suite and features panelled bath with shower over with shower screen, wash hand basin and WC and a front facing window.

Outside: To the front, block paved driveway providing ample parking which in turns leads to a detached double garage with remote operated electric doors with power & light connected. Courtesy door to the rear of the garage providing access into the rear garden. To the side of the garage, double gates provide further parking, suitable for a caravan or campervan. A well stocked mature large east & south facing rear garden, which is mainly laid to lawn with block paved patio area.

Tenure: Freehold
Council Tax Band: E





Entrance Hall:

Downstairs Cloakroom:

Living Room:
18'7" x 12'4" (5.67m x 3.78m)

Garden Room:
12'0" x 9'11" (3.68m x 3.04m)

Dining Room:
11'4" x 10'2" (3.47m x 3.10m)



Kitchen/Breakfast Room:
11'5" plus recess x 11'8" (3.48m plus
recess x 3.56m)

Utility Room:
6'11" x 5'3" (2.11m x 1.61m)

Conservatory:
11'7" x 9'1" (3.54m x 2.78m)

First Floor & Landing:

Bedroom 1:
12'0" x 12'7" plus door recess (3.68m x
3.86m plus door recess)

En-suite:

Bedroom 2:
10'8" x 12'6" (3.26m x 3.82m)

Bedroom 3:
10'8" max x 9'3" (3.26m max x 2.83m)

Bedroom 4:
7'7" x 9'3" (2.33m x 2.84m)

Family Bathroom:

Double Garage:
16'8" x 15'11" (5.09m x 4.87m)



Floor Plan



Viewing

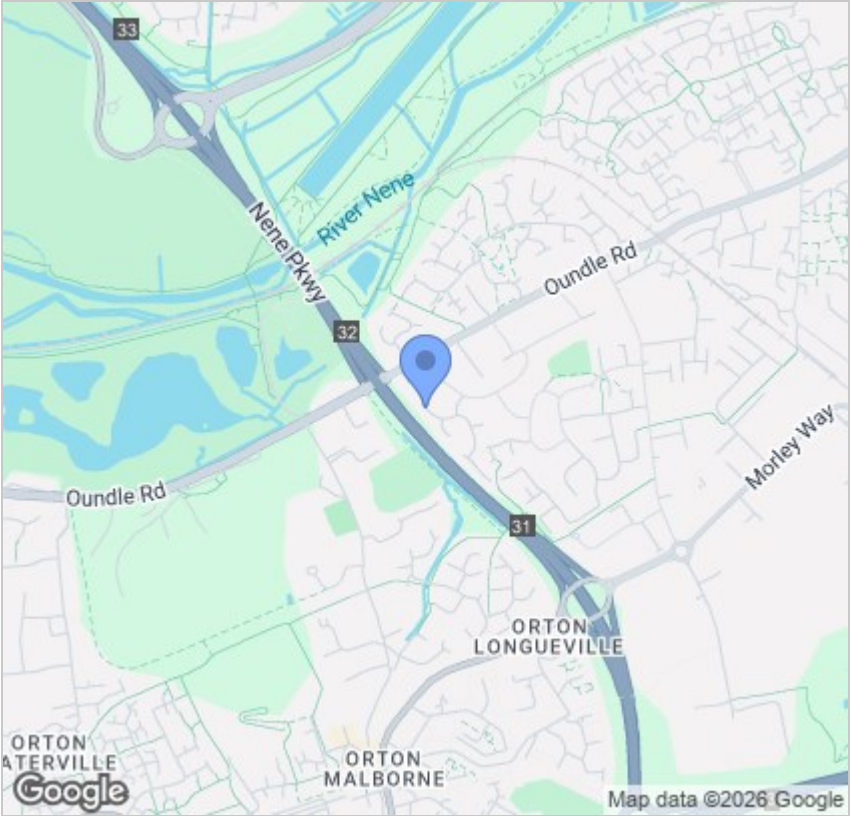
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Area Map



Energy Efficiency Graph

