



Dry Leys, Orton Longueville



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### Entrance Hall

Laminate flooring, stairs to first floor and cupboard.

### Cloakroom

WC, wash hand basin, laminate flooring, tiled walls and extractor fan.

### Lounge

*11' 11" x 18' 7" (3.63m x 5.66m)*

Plus bay window to front, sliding doors to rear, laminate flooring and radiator.

### Dining Room

*11' 6" x 10' 2" (3.51m x 3.10m)*

Window to the rear, laminate flooring, radiator, archway into lounge.

### Kitchen

*8' 9" x 16' 6" (2.67m x 5.03m)*

Window to the rear, sink/drain, tiled flooring and walls, high and low level storage with worktops over, electric oven, hob and hood, space for fridge/freezer, storage cupboard, radiator.

### Reception Room

*12' 5" max x 11' 8" max (3.78m max x 3.56m max)*

Window to rear, carpet and radiator.

### Utility Room

*9' 11" x 8' 3" max (3.02m x 2.51m max)*

Tiled flooring and walls, high and low level storage, space for washer/dryer, door to side and window to side.

### Conservatory

*9' x 8' 2" (2.74m x 2.49m)*

Door to side and carpet.

### First Floor Landing

Carpet and storage cupboard.

### Bedroom One

*16' 11" max x 19' 9" max (5.16m max x 6.02m max)*

Two windows to the front, radiator, carpet and built in wardrobes.

### En-Suite

Shower cubicle, tiled flooring and walls, wash hand basin, WC, spotlights and extractor fan.

### Bedroom Two

*9' 8" x 6' 10" (2.95m x 2.08m)*

Window to the front, carpet and radiator.

### Bedroom Three

*9' 8" x 6' 10" (2.95m x 2.08m)*

Window to front, carpet and radiator.

### Bedroom Four

*11' 6" x 12' 6" (3.51m x 3.81m)*

Window to the rear, carpet and radiator.

### Bedroom Five

*9' x 7' 7" (2.74m x 2.31m)*

Window to rear, carpet and radiator.

### Bathroom

Window to side, shower cubicle, WC, wash hand basin, radiator, extractor fan, tiled flooring and walls, bath with shower over.



### **Outside**

#### **Rear Garden**

Enclosed and laid to lawn.

#### **Front**

Driveway leading to garage.

#### **Garage**

Up and over door and electric.





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Located in sought-after Orton Longueville, this five-bedroom detached family home offers spacious, versatile living. The ground floor features a bright open-plan living area, well-equipped kitchen with utility room, conservatory, two reception rooms and WC. Upstairs includes a master with en-suite, four further bedrooms and a family bathroom. Outside offers a well-maintained garden. Ideally situated close to local amenities, schools and transport links, perfect for families and upsizers.

Offers in excess of

## £525,000

EPC Rating: C  
Council Tax Band: E  
Tenure: Freehold



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