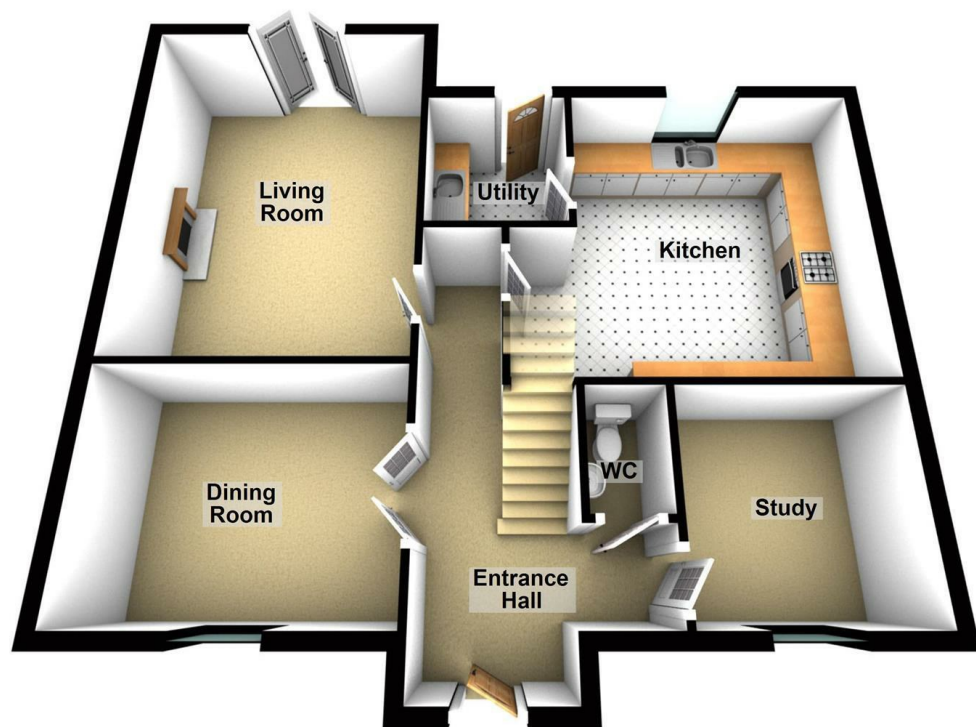
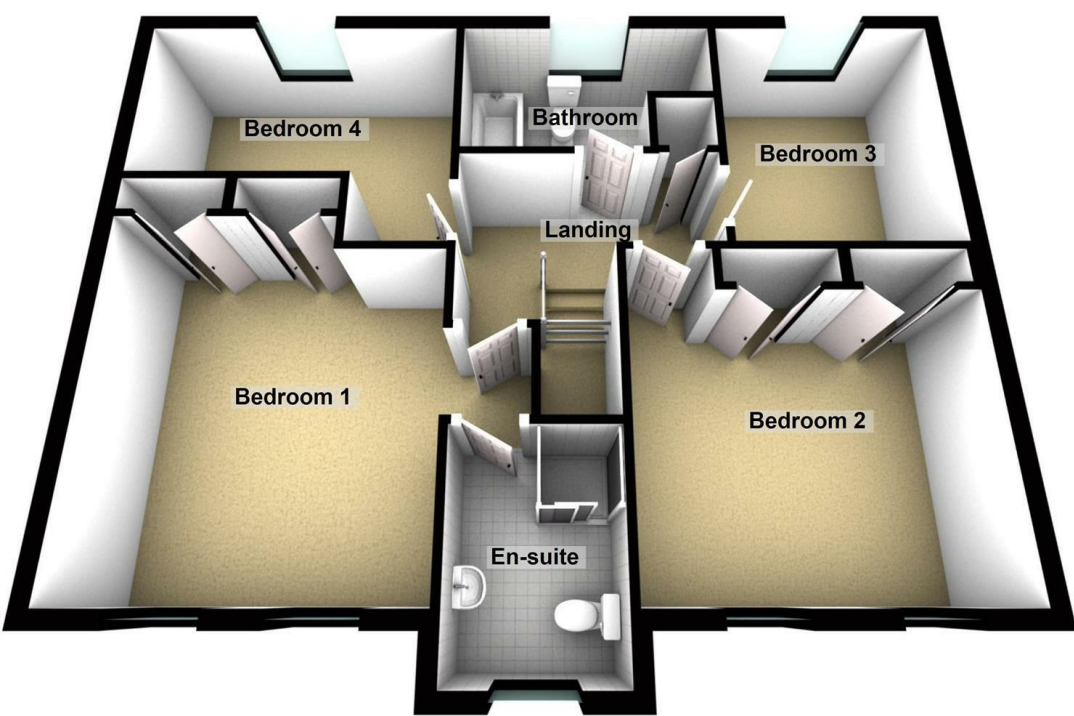


Ground Floor



First Floor



- ENTRANCE HALL
- CLOAKROOM
- STUDY
- DINING ROOM
- LIVING ROOM
- KITCHEN
- UTILITY ROOM
- LANDING
- BEDROOM 1
- ENSUITE
- BEDROOM 2
- BEDROOM 3
- BATHROOM
- BEDROOM 4
- DOUBLE GARAGE

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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

15 Longfield Gate
 Orton Longueville, Peterborough, PE2 7BL
 £425,000



15 Longfield Gate Orton Longueville, Peterborough PE2 7BL

The ideal family home, this modern and spacious detached house offers three reception rooms, four bedrooms, kitchen & utility room, family bathroom, ensuite, cloakroom and a detached double garage. The property is within close proximity to Ferry Meadows, local schools, amenities and easy access to major travel links.

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- STUDY SPACE
- ENSUITE TO MAIN BEDROOM
- DOUBLE GARAGE AND DRIVEWAY
- CLOSE TO FERRY MEADOWS
- NO FORWARD CHAIN

Viewings: By appointment
£425,000

Entrance Hall

Composite door to front. radiator, radiator, stairs to the first floor, karndean flooring.

Cloakroom

Comprising a close coupled WC and pedestal wash hand basin, radiator, coved ceiling.

Study

8'11" x 8'10"
UPVC double glazed window to the front. radiator, karndean flooring.

Lounge

16'3" x 12'5"
UPVC French doors to the rear, composite fire surround with black marble inset and hearth. Two radiators, coved ceiling, karndean flooring, TV point.

Dining Room

9'9" x 12'5"
UPVC double glazed windows to the front, karndean flooring., radiator, coved ceiling.

Kitchen

(12'8" x 10'11")
Fitted range wall and base units with separate pan and cutlery drawers. Ample work surfaces with an inset single drainer one and a half bowl stainless steel sink unit. Integrated dishwasher and freezer, built in stainless steel gas hob with a stainless steel extractor canopy over. Built in double oven. Ceramic floor and wall tiling. UPVC double glazed window to the rear. Radiator, door to the:

Utility Room

Storage cupboard with fitted work surface over with inset single drainer stainless steel sink unit. Space and plumbing for a washing machine and tumble dryer. Space for a fridge freezer. Radiator, ceramic tiled floor. Wall mounted gas central heating boiler. UPVC double glazed window to the side and door to the garden.

First Floor Landing

Open balustrade on the landing with a double glazed bay window to the front on the half landing. Radiator. Coved ceiling. Access to the loft space.

Master Bedroom

12'3" x 12'8"
Fitted wardrobes to one wall with hanging rails and shelving, UPVC double glazed window to the front, radiator. Coved ceiling.



En Suite

Comprising an oversize glazed and tiled shower cubicle with a mains fed power shower, pedestal wash hand basin and close coupled WC, ceramic wall and floor tiling. Radiator, extractor fan.

Bedroom Two

10'6" x 12'8"
Fitted wardrobes to one wall with hanging rail and shelving. UPVC double glazed window to the front, radiator, coved ceiling.

Bedroom Three

8'8" x 9'10"
UPVC double glazed window to the rear, radiator, coved ceiling.

Bedroom Four

6'7" x 12'5"
UPVC double glazed window to the rear, radiator, coved ceiling.

Bathroom

Bath with a mixer shower tap attachment, pedestal wash hand basin and close coupled WC. Ceramic floor and wall tiling. UPVC double glazed window to the rear, radiator, extractor fan.

OUTSIDE

The front garden is laid to lawn with hedged frontage. Pathway leading up to front access. REAR
Enclosed by fencing and mainly laid to lawn South Westerly facing. Patio area. Steps lead to the side access door to the Double Garage.
DOUBLE GARAGE
Double width driveway leading to the Double Garage with remote control clicker up n over doors. Storage space and wardrobes for storage.

The rear garden is fully enclosed, facing south east, the lower part of the garden has a paved patio and lawn area, steps lead up to the remainder of the garden which is planted with shrubs and bushes and a larger lawn ed area.

Location

Orton Longueville sits on the edge of Ferry Meadows Country Park, cycle paths and walkways give access to the park and the city centre. The country park features several wetland nature reserves, with walks around the lakes and open grass land. The A1 Great North Road is a very short distance from the property giving easy access to London and the North.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC

