

452 Oundle Road, Orton Longueville

Peterborough PE2 7DE

£300,000



Semi Detached House

Large 22' Lounge

South Facing Rear Garden

Refitted Downstairs WC

3 Bedrooms

Popular Location

Refitted Kitchen / Diner

Refitted Shower Room

Cutting Off Oundle Road





GENERAL DESCRIPTION: In a popular area & featuring bay windows to both the upstairs and downstairs, this house is an excellent family home, with local schools nearby. It has a lovely aspect to the front overlooking Botolphs Green, and parking for 2 vehicles, although neighbours have increased parking by removing their hedge to the front.

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There are 3 bedrooms, a beautiful refitted kitchen with room for a table, and there is a 22' lounge. Usefully, there is a refitted downstairs WC, and upstairs the shower room has also been refitted.

There is gas fired central heating and viewing is recommended.





PORCH With uPVC double glazed entrance door & sidescreen, uPVC double glazed door to:

ENTRANCE HALL With built in storecupboard, uPVC double glazed window to the side, radiator, stairs to the first floor.

CLOAKROOM / WC Refitted and with low level WC, vanity wash hand basin with drawer under, ceramic tiled floor.

LOUNGE 22' 1" x 10' 5" (6.73m x 3.18m) With walk in bay window to the front, 2 radiators, TV point, uPVC double glazed window to the rear, feature fireplace with woodburner style electric fire.

REFITTED KITCHEN 18' 9" x 9' 5" (5.71m x 2.88m) Refitted with an impressive and extensive range of base & wall units with cupboards & drawers including large pan drawers, 1½ bowl single drainer sink unit, pull out spice rack, built in eye level Bosch double oven, integrated dishwasher and washing machine, induction hob, uPVC double glazed windows to either side, modern radiator, recessed ceiling downlights, pair of uPVC double glazed french doors to the rear garden.

FIRST FLOOR LANDING With access to loft space, uPVC double glazed window to the side.

BEDROOM 1 13' 6" x 11' 9" (4.11m x 3.58m) With radiator, walk in uPVC double glazed bay window to the front with views over Botolphs Green.

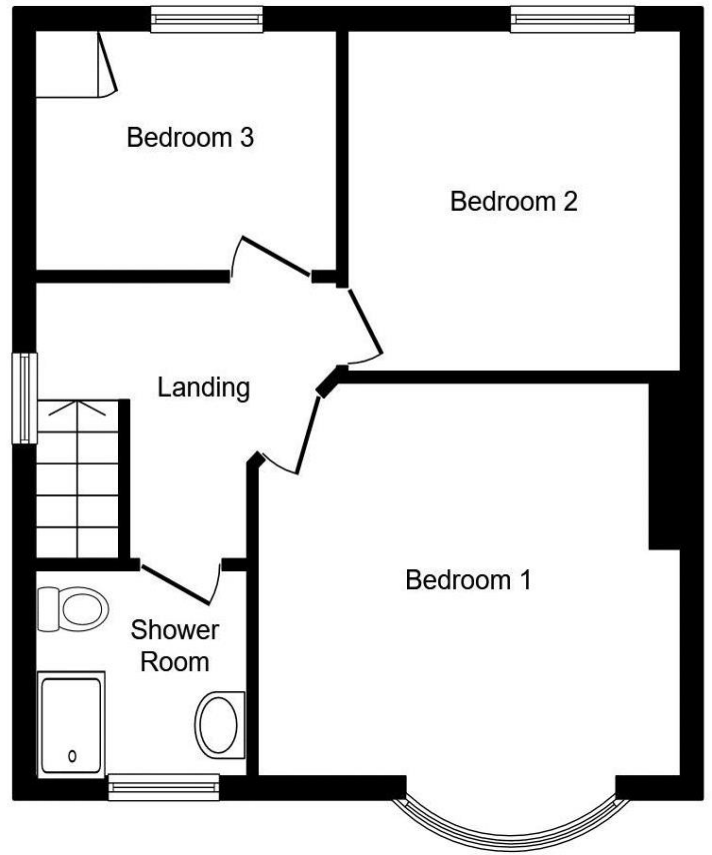
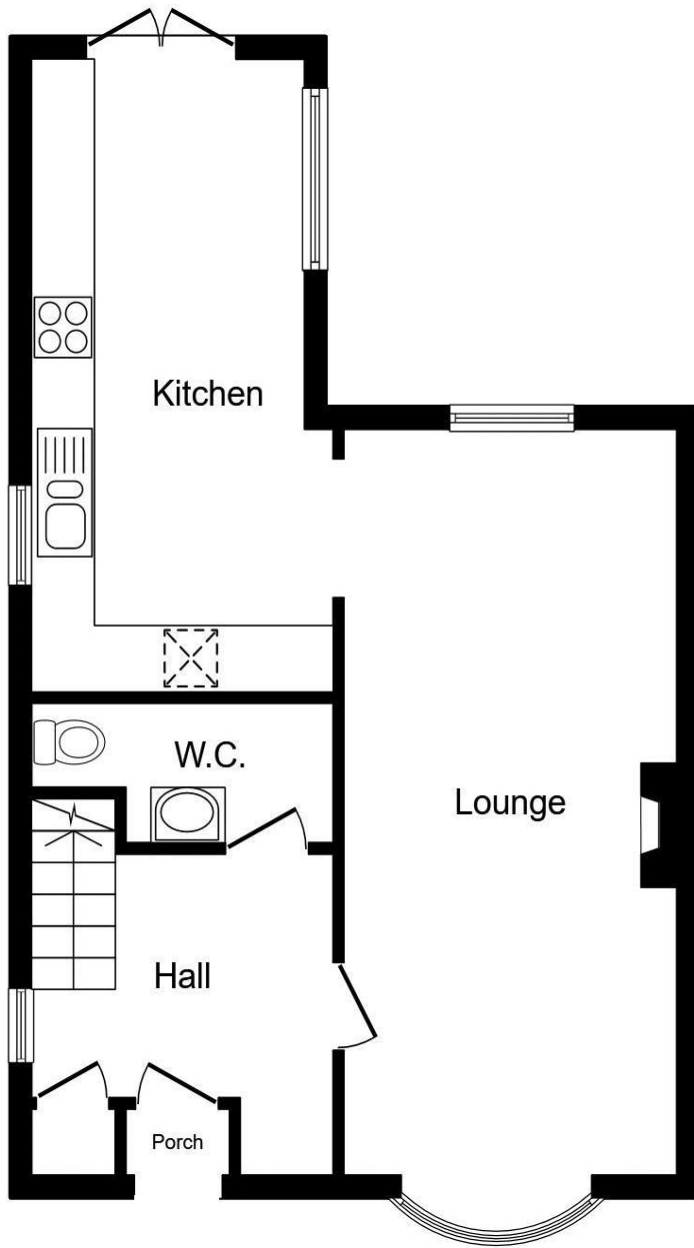
BEDROOM 2 10' 5" x 10' 0" (3.18m x 3.06m) With radiator, uPVC double glazed window to the rear.

BEDROOM 3 9' 5" x 7' 1" (2.87m x 2.17m) With radiator, uPVC double glazed window to the rear, built in cup[board housing 'Ideal' gas fired combi boiler (fitted summer 2022).

REFITTED SHOWER ROOM Refitted and with low level WC, vanity wash hand basin with cupboard under, shower cubicle with rainhead shower and separate hand fitting, extensively tiled walls, heated towel rail, uPVC double glazed window to the front.

CAR PARKING The property is set in a cutting off Oundle Road, and there is space for 2 vehicles to park.

GARDENS There are gardens to the front & rear of the property, with the front garden set behind a hedge with pedestrian gated access via pathway serving the front door, and to the side gate which leads to the rear garden. The rear garden is a pleasant feature being south facing, fully enclosed and mainly laid to lawn.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

General Information: Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is Freehold

Council Tax: Band B