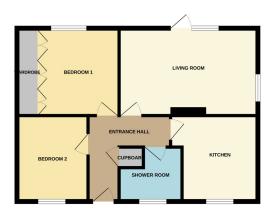






28 Sellers Grange, Orton, Peterborough PE2 5XX

£250,000





*** IMMACULATELY PRESENTED *** " Located at the end of a cul de sac, this 2 bedroom detached bungalow is beautifully presented. This home comprises of an entrance hall, 2 double bedrooms, refitted kitchen, refitted shower room, living room, garage and garden. Viewings are highly recommended to appreciate this ready to move in bungalow. EPC Energy Rating - C /Council Tax Band - B ".



'Making your move easier'

ENTRANCE

Door to front, radiator, cupboard and loft access.

KITCHEN

9' 2"(min) x 9' 7"(max) (2.79m x 2.92m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap over, double oven, gas hob, integrated dishwasher, integrated fridge/ freezer , plumbing for washing machine and radiator. UPVC double glazed window to front.

LOUNGE

10' 7" (max)x 16' 9" (3.23m x 5.11m) (approx) Door to rear, UPVC double glazed window to rear, UPVC double glazed window to side and radiator.

SHOWER ROOM

6' 7" (max) x 3' 9"(min) (2.01m x 1.14m) 7' 4"(max)(2.24m) (approx) (L- Shape) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower and heated towel rail. UPVC double glazed window to front.

BEDROOM 1

10' 2" x 12' 4" (into wardrobe) (3.10m x 3.76m) (approx) UPVC double glazed window to rear, built in wardrobe and radiator.

BEDROOM 2

8' 7" x 10' 4" (2.62m x 3.15m) (approx) UPVC double glazed window to front and radiator

OUTSIDE

The rear of the property has decking and is laid to lawn.

GARAGE

A single garage.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

AGENT NOTES

The vendor has advised us that in Bedroom 2 there are triple wardrobes across one wall which will be included.





roperty details herein do not form part or all of an offer or contract. Any measurements included are for guidance only and, as such, must ot be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services, neither ave we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and ccuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown ne not to scale and are meant as a guide only. 1110 Lincoln Road Peterborough, PE4 6BP T: 01733 574969