

Capitol Lettors

Capitol Lettors Sales & Letting Agents

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27 Martins Way, Orton Waterville, Peterborough, PE2 5DY
£475,000 Freehold



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Entrance Hall

2.09m x 5.01m (6' 10" x 16' 5") Approx
 Hardwood door with frosted glazed side panel, coving to ceiling, dado rail, alarm panel, radiator, telephone point, stairs to first floor, under stairs cupboard, fitted laminate flooring.

Cloakroom

Sealed frosted double glazed unit to front aspect, coving to ceiling, two piece suite comprising of low level WC, wash hand basin with storage underneath & countertop, paneled splash back, chrome towel radiator, fitted laminate flooring.

Study

2.64m x 3.29m (8' 8" x 10' 10") Approx
 Sealed double glazed unit to front aspect, coving to ceiling, radiator, telephone point, fitted carpet.

Lounge

6.62m x 3.46m (21' 9" x 11' 4") Approx
 Sealed double glazed unit to front aspect, double glazed sliding door to rear aspect, coving to ceiling, feature fire, radiator, TV point, fitted laminate flooring.

Dining Room

2.91m x 3.92m (9' 7" x 12' 10") Approx
 Sealed double glazed units to rear aspect, coving to ceiling, radiator, fitted laminate flooring.

Kitchen/Diner

3.90m x 5.37m (12' 10" x 17' 7") Approx
 Two sealed double glazed units to rear aspect, coving to ceiling, eye & base level units with complimentary worktop, tiled splash back, 1 1/2 bowl stainless steel sink with mixer tap, integrated fridge/freezer & dishwasher, built in oven with four ring gas hob above & extractor over, radiator, fitted tiled flooring.

Utility

2.09m x 1.96m (6' 10" x 6' 5") Approx
 Sealed double glazed unit to front aspect, hardwood part glazed door to side aspect, loft hatch, coving to ceiling, eye & base level units with complimentary worktop, tiled splash back, stainless steel sink with mixer tap, wall mounted gas boiler, plumbing for washing machine & space for tumble dryer, radiator, fitted tiled flooring.

Stairs & First Floor Landing

Loft hatch, airing cupboard housing shelving & water tank, wooden balustrade, dado rail, fitted carpet.

Master Bedroom

3.47m x 4.21m (11' 5" x 13' 10") Approx
 Sealed double glazed unit to front aspect, coving to ceiling, fitted wardrobes with sliding doors, radiator, TV & telephone point, fitted carpet.

En-suite

2.20m x 1.99m (7' 3" x 6' 6") Approx
 Sealed frosted double glazed unit to front aspect, fully tiled walls, three piece suite comprising of low level WC, wash hand basin with storage underneath & shower cubical with glass folding door & thermostatic shower, shaver point, chrome towel radiator, fitted tiled flooring.

Bedroom 2

3.41m x 3.61m (11' 2" x 11' 10") Approx
 Sealed double glazed unit to front aspect, coving to ceiling, radiator, TV point, fitted carpet.

Bedroom 3

2.90m x 2.75m (9' 6" x 9' 0") Approx
 Sealed double glazed unit to rear aspect, fitted wardrobes with sliding doors, radiator, fitted carpet.

Bedroom 4

3.47m x 2.33m (11' 5" x 7' 8") Approx
 Sealed double glazed unit to rear aspect, fitted wardrobe with sliding doors, radiator, fitted carpet.

Family Bathroom

2.63m x 1.80m (8' 8" x 5' 11") Approx
 Sealed frosted double glazed unit to rear aspect, fully tiled & paneled walls, three piece bathroom suite comprising of low level WC, wash hand basin with storage underneath & countertop, paneled bath with glass shower screen & thermostatic shower, shaver point, chrome towel radiator, storage cupboard, fitted tiled flooring with electric underfloor heating.

Outside - Front

Located at the bottom of the cul-de-sac the property has a block paved driveway, double garage with up & over doors with power, lighting, frosted glass paneled hardwood door & sealed frosted double glazed window to rear, lawn area & graveled boarder with shrubs, plants & mature tree's, block paved pathway to front door & gate giving access to rear garden.

Outside - Rear

Fully enclosed garden mainly laid to lawn, boarders with flowers, shrubs & mature tree's, raised decked area with paved pathway to summer house, separate raised paved patio area, external liakina. power points & outside tap.



This plan is for illustrative purposes only and may not be representative of the property. Plan may not be to scale. Plan produced using Planity.

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Property Misdescriptions Act 1991

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 to 100) A	79 62
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	
(39 to 54) E	
(21 to 38) F	
(1 to 20) G	
Not energy efficient - higher running costs	
England, Wales & N.Ireland	
EU Directive 2002/91/EC	