

15 Royle Close, Peterborough, PE2 7LN



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Capitol Lettors

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£425,000 Freehold

Capitol Lettors are excited to bring this 4 bedroom Detached house to the market & is being sold as seen. Located in the sort after area of Orton Longueville & situated at the end of a cul-de-sac, the property offers, entrance porch, hallway, cloakroom, living room, large kitchen/diner, 4 bedrooms, family bathroom, large rear garden wrapping around the property, double garage, driveway for 2 vehicles, uPVC double glazing & gas central heating.

PLEASE NOTE, the property has undergone refurbishment works throughout, but it requires the finishing touches & the garden to the rear of the property requires attention.

The desirable location of Orton Longueville is within walking distance of Orton Hall, Ferry Meadows, Pubs & Shops. It also has good road links to A47, A1, A605.



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Porch

2.88m x 1.02m (9' 5" x 3' 4") Approx
uPVC door with glass panes & frosted glass window to side, electric meter, laminate flooring.

Hall

2.17m x 4.53m (7' 1" x 14' 10") Approx
Stairs to 1st floor, fuse box, cupboard under stairs, radiator, laminate flooring.

Cloakroom

1.61m x 1.13m (5' 3" x 3' 8") Approx
Two piece suite comprising of low level WC & wash hand basin, 1/2 tiled walls with countertop, radiator.

Living Room

3.43m x 5.53m (11' 3" x 18' 2") Approx
uPVC bay window, TV points, radiator, laminate flooring.

Kitchen/Diner

7.80m x 3.47m (25' 7" x 11' 5") Approx
2x uPVC windows, uPVC door with clear glass pane, uPVC patio doors with 2x glass windows to side, eye & base level units with complimentary worktops, integrated oven with induction hob & extractor above, 1 1/2 bowl stainless steel sink with draining board, tiled splash backs, laminate flooring.

Stairs & Landing

uPVC window, white wooden balustrade, loft hatch, airing cupboard housing water tank.

Bedroom 1

4.42m x 3.30m (14' 6" x 10' 10") Approx
uPVC window, built in wardrobe with sliding doors, radiator.

Bedroom 2

3.78m x 2.87m (12' 5" x 9' 5") Approx
uPVC window, built in wardrobe with sliding doors, radiator.

Bedroom 3

2.59m x 2.77m (8' 6" x 9' 1") Approx
uPVC window, radiator.

Bedroom 4

3.79m x 3.12m (12' 5" x 10' 3") Approx
uPVC window, built in cupboard over stairs, radiator, phone point.

Double Garage

4.95m x 5.43m (16' 3" x 17' 10") Approx
2x up & over garage doors, uPVC rear door, wooden framed window, storage to eaves, gas meter, power & lighting.

Outside - Rear

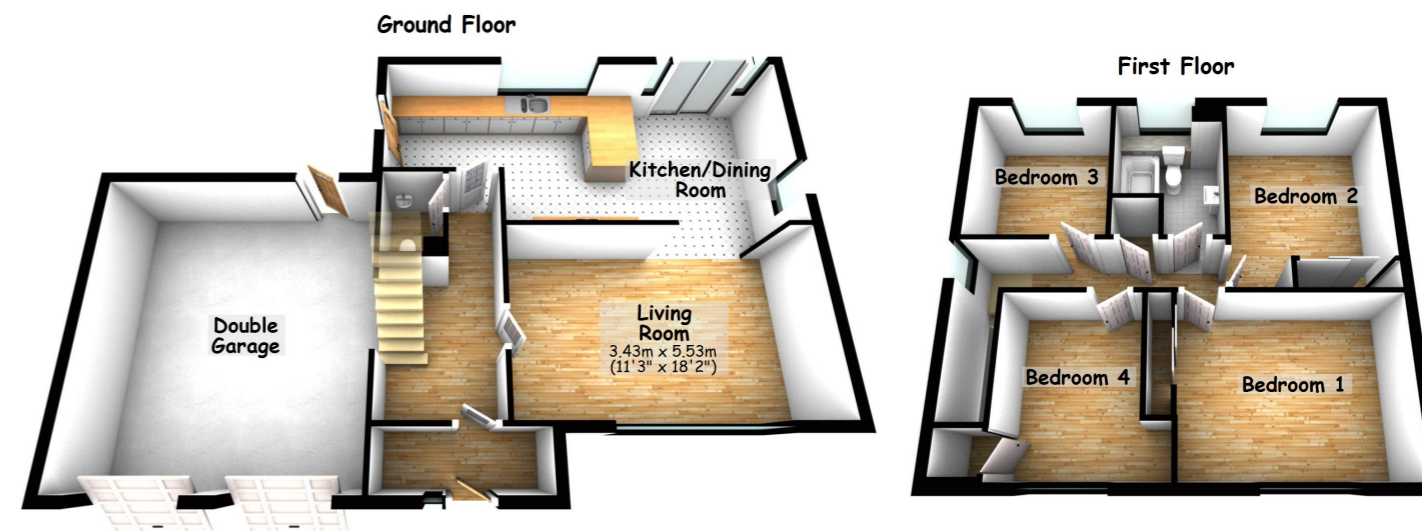
Enclosed by fence panels & side gate, garden wrapping around the property & in need of work, slabbed & decked patio area's, outside electric points, outside tap, mature trees.

Outside - Front

Double driveway in front of garage, path to front door, graveled area, gate giving access to rear.



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

Royle Close, Peterborough

