

East of England Way

Orton Northgate

Hurfords



- Large family home arranged over three storeys
- Updated and improved over recent years
- Close to local amenities and major road links
- Open-plan kitchen & dining room
- Utility room - two cloakrooms
- Four bedrooms - re-fitted en-suite to the master
- Enclosed rear gardens and patio areas
- Single garage

The Property

A fantastic opportunity to acquire a semi-detached family home, situated in the popular area of Orton Northgate, close to local facilities and amenities along with major transport links, including the A1, A47 and the A605. The property offers light and spacious accommodation, having been updated and improved over recent years by the current owners, to create a wonderful family home with accommodation arranged over three storeys, including two reception rooms, an open-plan kitchen/dining room, a utility, two cloakrooms, four bedrooms, one en-suite and a family bathroom.

The property is accessed into a hallway with stairs to the first floor and access to a cloakroom. On the left hand side there is access into a dining area which is open-plan to the kitchen. The kitchen is fitted with a range of base and wall units in a contemporary style, with integrated appliances, tiled flooring and spot lights to the ceiling. The kitchen/diner benefits from triple aspect windows.

From the kitchen there is a utility room providing access into the conservatory at the rear of the property. The conservatory is a light and spacious room, having been tastefully finished, with a part vaulted ceiling, ample room for seating furniture and double doors giving access to the garden. There is access into the living room from the conservatory via large double doors which provide an open-plan aspect.

The living room, which is also accessed directly from the hallway, is another light and spacious room with wood effect flooring and a window overlooking the front aspect.

On the first floor there is access to two double bedrooms, with the master having en-suite facilities. There is also a family bathroom on the first floor. On the second floor a landing gives access to a further two double bedrooms and a WC.



Hurfords

Floorplans to follow



Outside

The property is bordered by mature shrub beds with a footpath leading to the front door. To the rear, there is access to a single garage. The rear gardens are mainly laid to gravel, paving and decking, providing a great low maintenance space to enjoy, all enclosed by high-level walling. There is also gated access at the rear out to the garage.

EPC Rating: C
Tenure: Freehold



Hurfords

5 The Barns, Milton Lane, Peterborough Road, Castor, PE5 7DH - 01733 380956

castor@hurfords.co.uk
www.hurfords.co.uk

The marketing your property deserves

Peterborough Rutland London

IMPORTANT NOTICE: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Hurfords has not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interests to check the working condition of any appliances. 5: Hurfords has not sought to verify the legal title of the property and the buyers must obtain verification from their legal representatives. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.