



St. Botolphs Lane, Orton Longueville, Peterborough
offers in excess of £300,000 **Freehold**

**Sharman
Quinney**

Key Features



- Detached Bungalow
- 2 Double Bedrooms
- Open Plan Living
- Low Maintenance Garden
- Off Road Parking for 3/4 Cars

This property is set within easy reach of local amenities including schools, shops, Ferry Meadows country park and golf course and important transport links.

The accommodation comprises of, entrance hall, a light, airy and spacious open plan designed kitchen/lounge/dining room which has integrated appliances and bi-fold doors which allow natural light to flood the room, two double bedrooms both with bay windows, family bathroom.

Outside there is a low maintenance garden surrounding the property, as you approach via the shared drive access that leads on to the main block paved drive which also provides ample off-road parking for three/four cars.





Ground Floor

Total floor area 82.3 m² (886 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.ie



Entrance Hall;
Open Plan Kitchen/Lounge/Dining Room
Bedroom 1
Bedroom 2
Family Bathroom

Outside;
There is a low maintenance garden surrounding the property, as you approach via the shared drive access that leads on to the main block paved drive which also provides ample off-road parking for three/four cars.

Agents Note: The Council Tax band has been recorded as 'deleted' as the Valuation Office Agency has not determined the band. Please make enquiries with the Local Authority.

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01733 346111

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 346111

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: 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: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: HAM204021 - 0011