



## 2 Morpeth Close Orton Longueville Peterborough PE2 7AP

**£320,000**



\*\*\* INCENTIVE £5000 FOR HOME IMPROVEMENTS \*\*\* LOCATION, LOCATION, LOCATION !!! A detached family home located on a corner plot in the sought after area of Orton Longueville, within easy reach of Peterborough Rowing Lake, Ferry Meadows Country Park and local shops. Accommodation comprises gas central heating, double glazing, two reception rooms, modern kitchen diner and downstairs cloakroom. To the first floor is a family bathroom, four bedrooms and master bedroom benefitting from having an en suite and dressing room. Outside is an enclosed garden to the rear and parking to the front.



Entrance Hall

Cloakroom

Lounge 5.11m (16'9) x 3.39m (11'1)

Kitchen/Dining Room 6.22m (20'5) x 2.67m (8'9)

Family Room 7.72m (25'4) x 2.44m (8'0)

First Floor Landing

Bathroom

Bedroom 4 2.59m (8'6) x 2.68m (8'9)

Bedroom 3 3.73m (12'3) x 2.24m (7'4)

Bedroom 2 2.80m (9'2) x 2.77m (9'1)

Bedroom 1 3.43m (11'3) x 3.32m (10'11)

Dressing Room

En-suite

Outside:

Corner plot, enclosed by wooden panelled fence, mainly laid to lawn with shrub borders, gated side access to front. Driveway to front of property.

\*\*\* If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property \*\*\*

## Area Map



## Floor Plans



## Energy Efficiency Graph

