



## **14 Oakleigh Drive, Peterborough, PE2 7BG**

**Offers In The Region Of £280,000**

**FOUR BEDROOM FAMILY HOME!** This EXTENDED FOUR bedroom home is located within the popular area of Orton Longueville and would make the ideal purchase for those looking for a bit more room.

It has a 25ft lounge, en suite, the main bedroom is 19ft, a CONSERVATORY, kitchen with utility room off. The garage has been partially converted and would need finishing off.

The rear garden is low maintainace with raised flower beds, whilst to the front there is off road parking for approximately three vehicles.



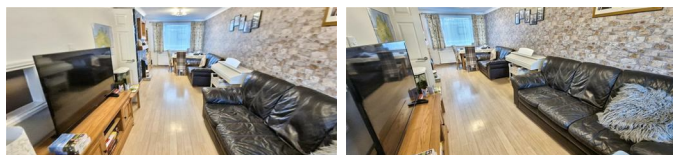
**Entrance porch 22'11" x 36'1" x 9'10" x 19'8" (7'11" x 3'6")**

Double glazed front door leads into the entrance porch which has opaque double glazed windows to front and side. A door leads into the entrance hall.

**Entrance Hall**

There are stairs leading to the first floor landing, tiled flooring and a radiator.

**Lounge 25'11" x 10'3" (7.90m x 3.12m)**



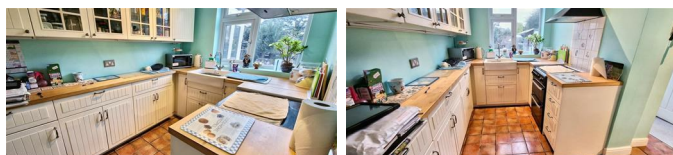
There is a double glazed window to front aspect, wood laminate flooring, two radiators, one being a modern upright one and double glazed French doors leading into the conservatory.

**Conservatory 10'4" x 7'4" (3.15m x 2.24m)**



With double glazed windows round, overlooking the rear garden and double glazed door leading out to the garden.

**Kitchen 9'11" x 6'11" (3.02m x 2.11m)**



Fitted with a range of base and wall mounted units with complimentary work tops over, cooker point with a cooker hood over, tiled flooring and a double glazed window overlooking the rear garden.

**Utility 7'11" x 7'8" (2.41m x 2.34m)**



There is plumbing for a washing machine, cupboards housing a wall mounted boiler, further storage cupboard which could be converted into a WC, double glazed window to side aspect and double glazed door to rear garden. There is also a door leading into the partially converted garage.

**Garage Partly Converted 16'1" x 7'4" (4.90m x 2.24m)**



The former garage has been partially converted and would need completing and does have a double glazed window to front aspect.

**First Floor Landing**

The first floor landing has an airing cupboard.

**Bedroom 19'7" x 7'8" (5.97m x 2.34m)**



A double glazed window overlooks the front aspect, there is a radiator and loft access which has a built in ladder.

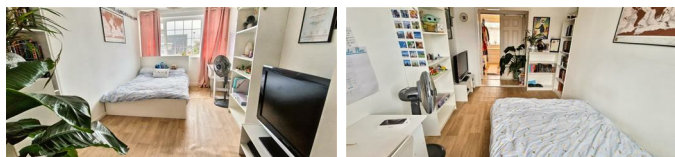


### En Suite 7'10" x 4'4" (2.39m x 1.32m)



Consisting of a corner shower cubicle, sink with vanity unit under, wall mounted cupboard, heated towel rail and a double glazed window to rear aspect.

### Bedroom 13'1" x 8'10" (3.99m x 2.69m)



Double glazed window to front aspect. At present there is a sliding door into the bedroom at the rear. this could have the stud wall put back up if you required the separate bedrooms.

### Bedroom 10'2" x 9'8" (3.10m x 2.95m)



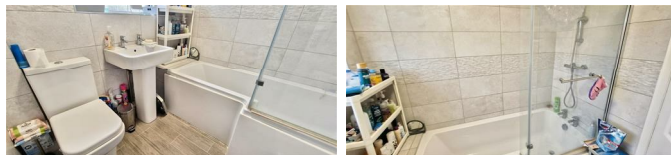
Double glazed window to rear aspect, radiator and sliding door between bedrooms.

### Bedroom 8'3" x 7'5" (2.51m x 2.26m)



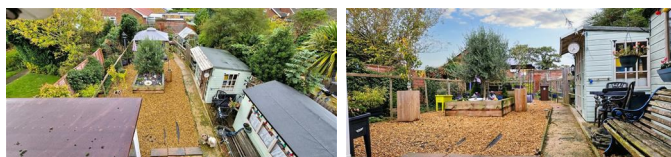
Double glazed window to fronts aspect, radiator.

### Bathroom 6'7" x 6'5" (2.01m x 1.96m)



There is a three piece suite consisting of a "P" shaped bath with separate shower over, low level WC, pedestal wash hand basin, heated towel rail, tiling to all walls and a double glazed window to rear aspect.

### Rear Garden



Good size rear garden that is low maintainace and laid to shingle with raised flower beds and shrub borders, summer house, shed and greenhouse, outside tap and gated side access.

### Off Road Parking

The off road parking is laid to shingle and provides parking for approximately there vehicles.

### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Offer Procedure

Please note: before an offer is agreed on a

property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### **Verified Material Information**

Tenure: Freehold

Council tax band: C

Annual charge: No charge

Property construction: Standard

Electricity supply: Octopus

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains Drainage

Heating: Gas Central Heating

Heating features: None

Broadband: As stated by Ofcom,

Mobile coverage: As stated by Ofcom,

Parking: Driveway

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Rivers and the Sea - Medium. Surface Water - Low.

Coastal erosion risk: No

Planning permission: Please refer to the Local planning portal for any relevant planning applications in the area.

Accessibility and adaptations: No

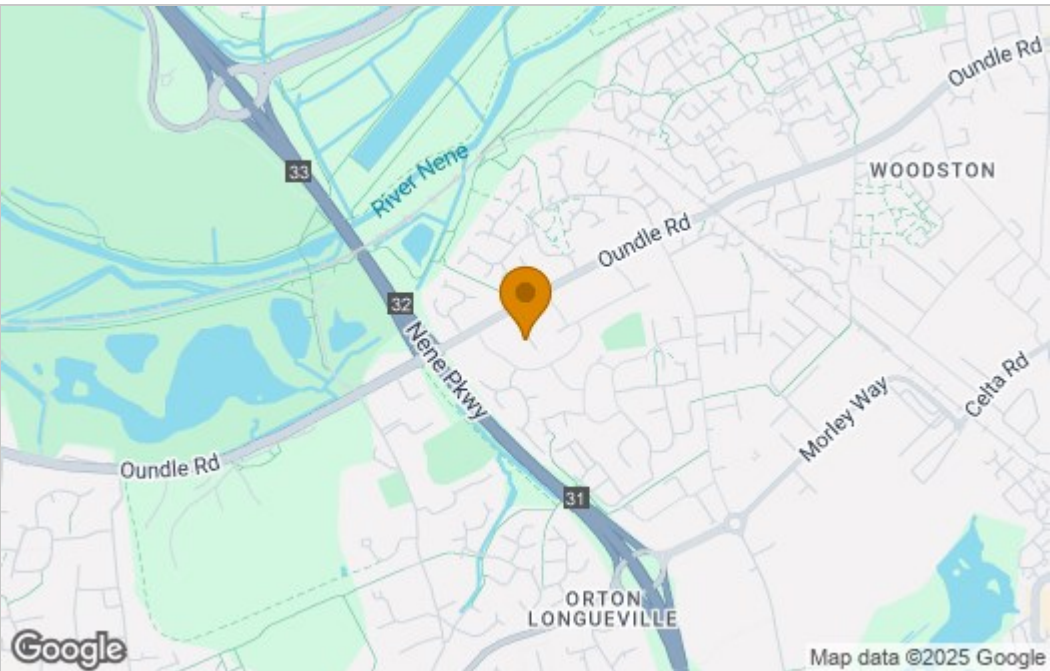
Coalfield or mining area: No

Energy Performance rating: To follow.

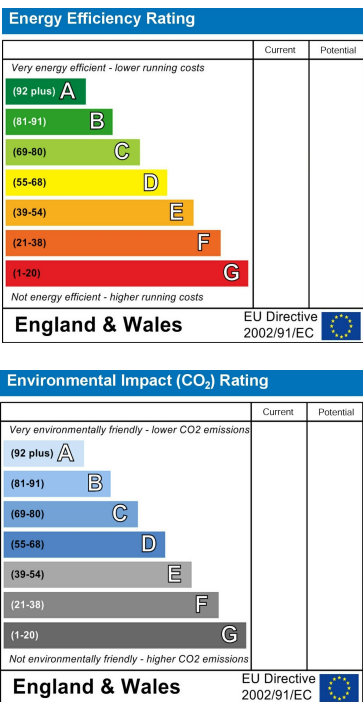
Floor Plan



Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ  
Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

