



2 Morpeth Close
Orton Longueville PE2 7AP
£320,000



2 Morpeth Close

Orton Longueville PE2 7AP

Well proportioned extended property on Morpeth Close, a very popular road in Orton Longueville. This property comprises of;

Ground Floor- entrance hall, re-fitted kitchen/dining room with door to the side, lounge with double doors to the garden, family room also with double doors to the garden, re-fitted cloakroom/utility.

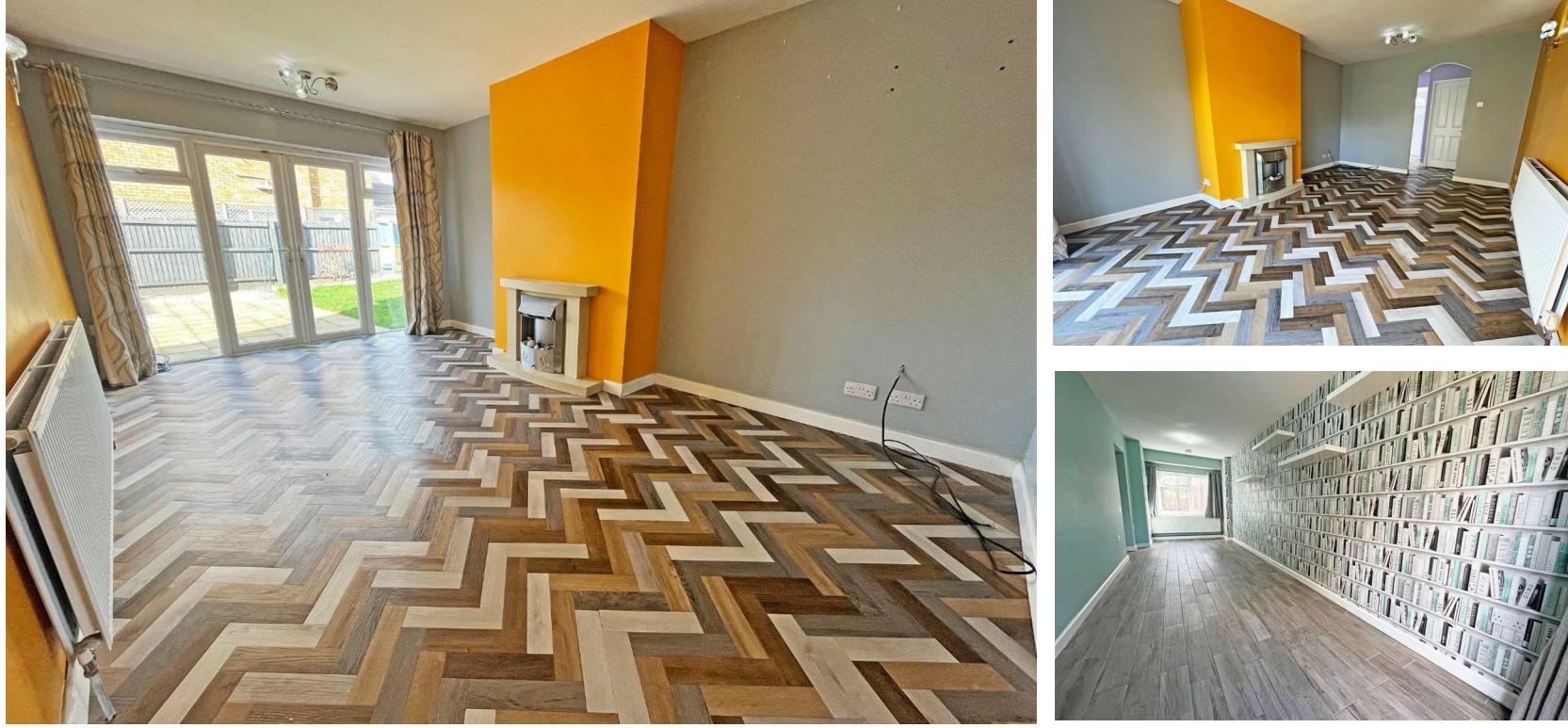
First Floor- landing with feature window, bedroom one benefitting from a dressing room and re-fitted en suite, bedroom two with fitted wardrobes, two further bedrooms and a family bathroom.

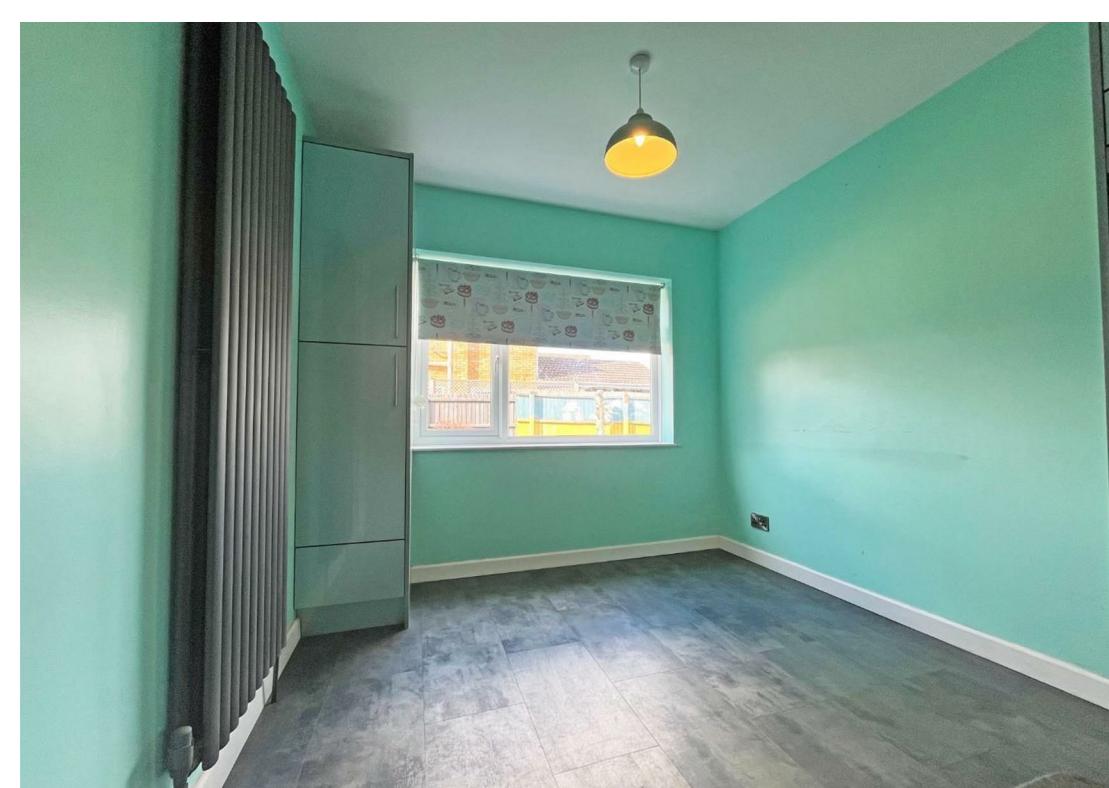
Outside- the front of the property is laid to gravel for off road parking, side access. To the rear an enclosed garden, the side laid to patio and the rear laid to lawn.

This property is within easy reach of all that Orton & Peterborough have to offer.

Tenure: Freehold

Council Tax Band: D





Ground Floor
Entrance Hall
Lounge
16'9" x 11'1" (5.11m x 3.39m)
Kitchen/Dining Room
20'4" x 8'9" (6.22m x 2.67m)
Family Room
25'3" max x 7'4" max (7.72m max x 2.24 max)

Cloakroom/Utility

First Floor

Landing

Bedroom One
11'3" x 10'10" (3.43m x 3.32m)

Dressing Room

En Suite

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

Bedroom Three
12'2" x 7'4" (3.73m x 2.24m)

Bedroom Four
8'5" x 8'9" (2.59m x 2.68m)

Family Bathroom



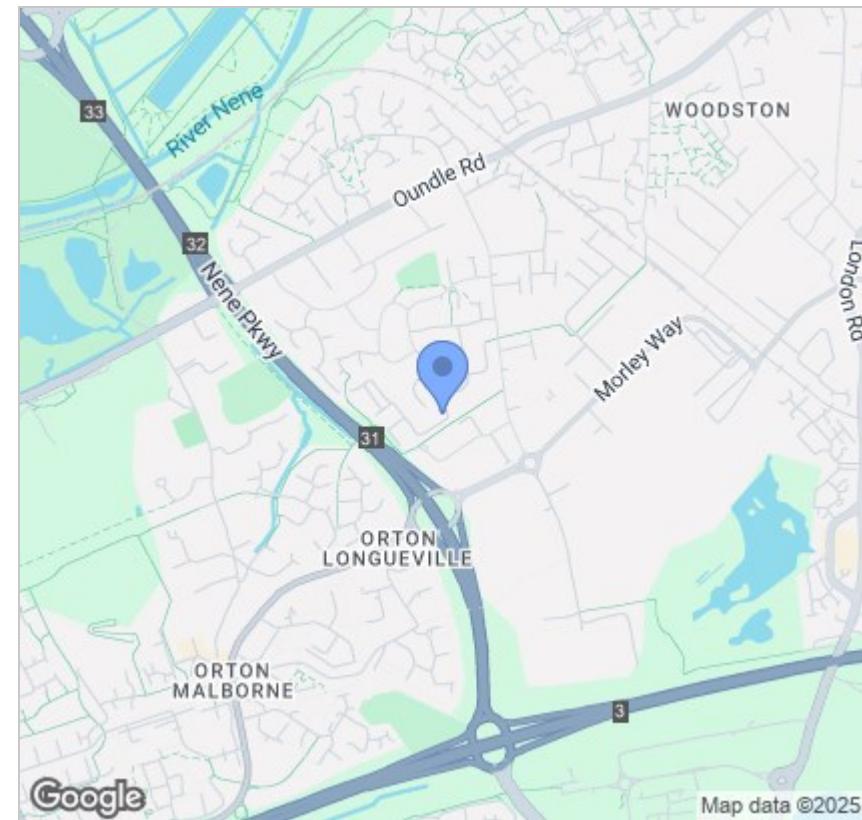
Floor Plan



Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
<small>EU Directive 2002/91/EC</small>			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not environmentally friendly - higher CO₂ emissions</small>			
<small>EU Directive 2002/91/EC</small>			
England & Wales			

These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.