



A superb detached five-bedroom family home

Linden Gardens, Orton Northgate, Peterborough, PE2 6XB

Freehold



Reception room • Snug • Dining room • Office
Kitchen • Utility • Cloakroom • Principal bedroom with en suite bathroom • Four Further bedrooms, one en suite
Family bathroom • Double garage • Garden
EPC rating C

Situation/Location

The property is in the community of Orton Northgate, on the outskirts of the cathedral city of Peterborough. There are plenty amenities and facilities in the area, including local shops and large stores at a nearby retail park. Schooling is available at Orton Wistow Primary School and Ormiston Meadows Academy, while the local secondary school is Ormiston Bushfield Academy. Peterborough city centre is within easy reach, providing further amenities including shopping, supermarkets and leisure facilities, as well as a choice of excellent schools. The A1 is accessible just a mile away, providing easy access to the north and south, while Peterborough's mainline station provides direct services to London King's Cross (1 hour).

The Property

This beautifully appointed property is set in a sought-after residential suburb of Peterborough. The property features attractive, flexible accommodation, with high quality fittings throughout, making for a wonderful family home.

The ground floor has a welcoming entrance hall with tiled flooring and a staircase leading to the galleried first-floor landing. The main reception room is the spacious, dual aspect drawing room, which has a bay window and a contemporary fireplace, while there is also a

comfortable snug, a useful office and a formal dining room with French doors opening onto the garden. The kitchen has sleek, modern units, integrated Miele appliances including a gas stove, two ovens and a microwave, as well as a central island with a breakfast bar. Upstairs there are five double bedrooms, including the principal bedroom with its fitted storage and en suite bathroom. There is one further bedroom, as well as a family bathroom. The property has CCTV security and central music system.

Outside

At the front of the property there is a block-paved driveway with parking space for several vehicles, and access to the double garage with motorised doors, which provides further parking and storage space. The rear garden has paved and gravel terracing, which provides plenty of space for al fresco dining, and an area of lawn with border flowerbeds, enclosed with high timber fencing.

Local authority

Peterborough City Council,
+44 (0)1733 747474, Band G

Viewing

Strictly by appointment with Savills.

Services

Mains electricity, gas, water and drainage.

Date of Photography & Particulars: March 2021





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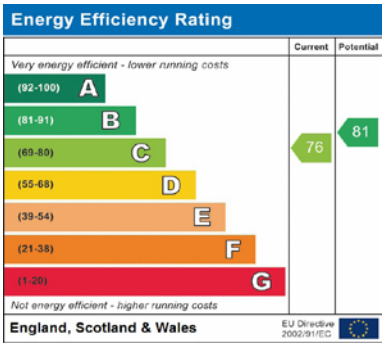
Main House gross internal area = 2,423 sq ft / 225 sq m
Garage gross internal area = 296 sq ft / 28 sq m
Total gross internal area = 2,719 sq ft / 253 sq m

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