



£550,000 | Freehold

Orchard Lane, Woodnewton PE8 5EE





Key Features & Description

- Three Bedroom Detached Home
- Garage and Driveway
- En-Suite Bathroom
- 150 ft Garden
- Well-Maintained Home
- Village Location
- Opportunity for Extension (STPP)
- Two Reception Rooms
- EPC Rating D | Council Tax Band D
- Oil Central Heating

A privately positioned three bedroomed detached family home with a fabulous 150ft rear garden. Set back from the road, there is a gravel driveway for 5 cars to the front and an integral garage.

The accommodation consists of an entrance hall, downstairs cloakroom, living dining room with a spacious conservatory overlooking the garden and a kitchen on the ground floor. Upstairs there are three double bedrooms, the main bedroom benefits from an en-suite bathroom and built in storage. A family shower room completes this floor.

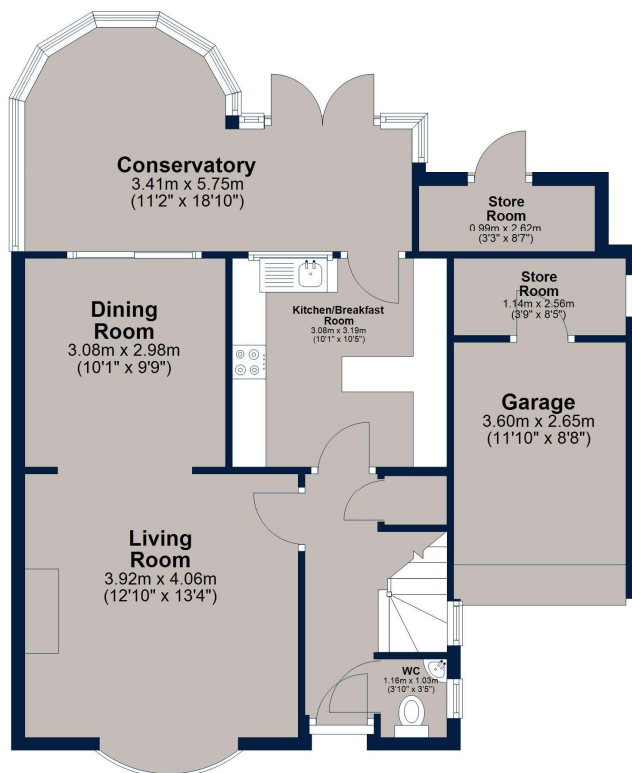
If required, this naturally light property has so much scope for further transformation, subject to necessary planning consent. The impressive rear garden has been thoughtfully designed and lovingly tended, and enjoys established planting, a large lawn, a raised decked seating and dining area, a summerhouse and a vegetable plot.





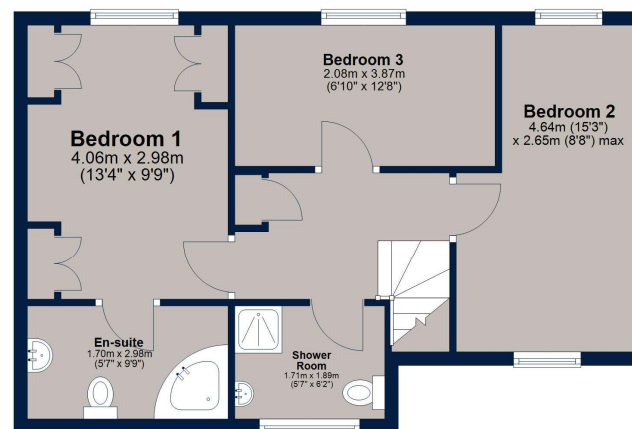
Ground Floor

Approx. 75.3 sq. metres (811.0 sq. feet)



First Floor

Approx. 48.2 sq. metres (519.3 sq. feet)



Total area: approx. 123.6 sq. metres (1330.3 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.
Plan produced using PlanUp.

Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.



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