



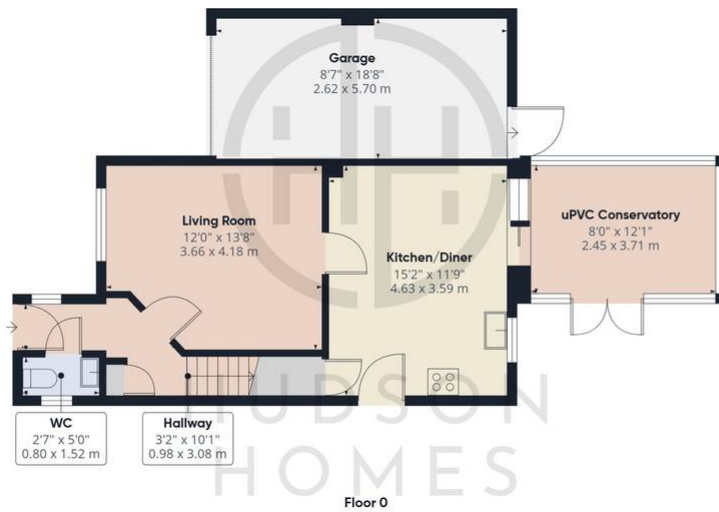
HUDSON
HOMES



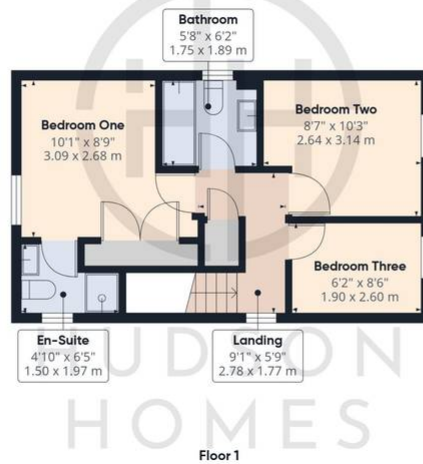
1 Balintore Rise, Orton Southgate

£315,000 Freehold

Well maintained by the current owner, offering a property that is ready to move into and enjoy from day one. • Generous 2,971 sq ft plot with a well-proportioned 861 sq ft interior, offering excellent outdoor space, privacy, and potential for future enhancement (subject to any necessary consents). • South-facing rear garden enjoying a good degree of privacy, providing an ideal outdoor space for relaxing, entertaining, and making the most of the sunny aspect. • Single garage with driveway parking, benefiting from a convenient access door leading directly into the rear garden. • Open-plan kitchen/dining room featuring a large storage cupboard, side access door, and sliding doors opening into the conservatory, creating a bright and versatile living space. • uPVC and brick-built Victorian-style conservatory featuring French doors opening onto a raised deck and rear garden, creating a bright and inviting additional living space. • Bedroom one benefits from double wardrobes and an en-suite shower room, providing excellent storage and added convenience. • Family bathroom and convenient downstairs cloakroom, providing practical accommodation ideally suited to modern family living. • Conveniently located with easy access to the A1(M) and A605, Serpentine Green and Orton Centre shopping centres, Notcutts Garden Centre, golf courses, and a wide range of local amenities. • Council Tax Band C - approximately £1,943 per annum.



Approximate total area⁽¹⁾
1051 ft²
97.7 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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