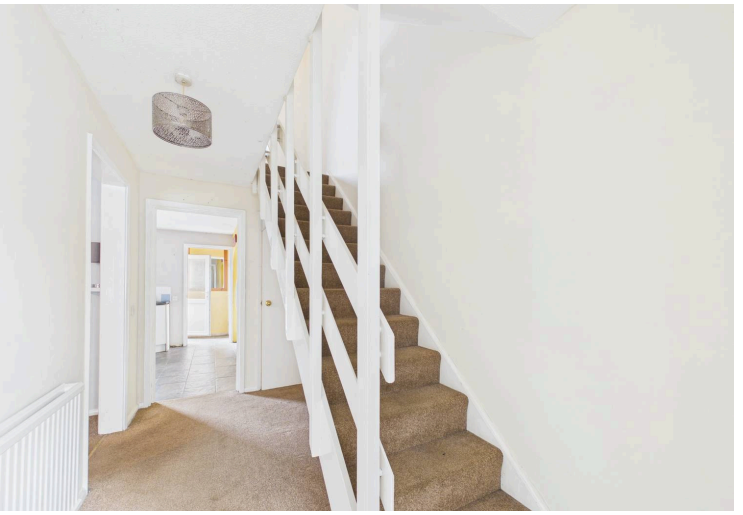


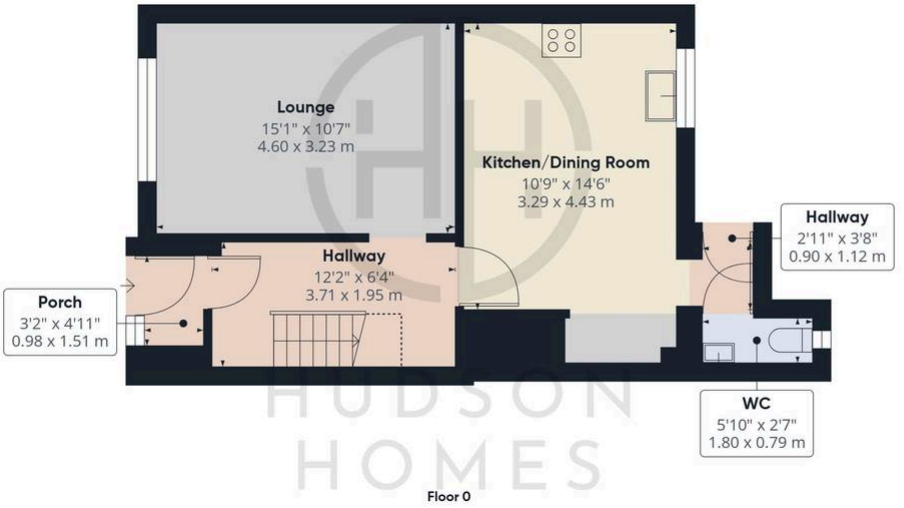




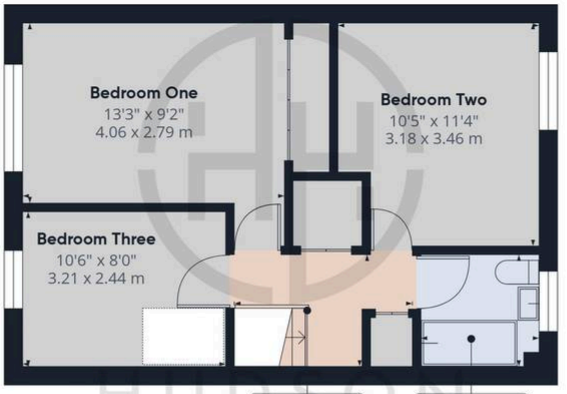
65 Lessingham, Orton Brimbles

£170,000 Freehold

• Chain-free sale, ideal for buyers seeking a straightforward move with minimal delays. • Generous 1,679 sq ft plot and 969 sq ft of living space. • Garden summer house currently set up as a hot tub retreat, with the option to retain or remove depending on the agreed sale price. • Benefiting from a desirable outlook across established green space with mature trees. • Large kitchen/dining room with ample space for cooking, dining and socialising. • Convenient downstairs cloakroom complemented by a well-appointed first-floor family bathroom. • Two of the three well-proportioned bedrooms benefit from convenient built-in wardrobe storage. • Gas central heating powered by a Vaillant boiler, providing efficient and reliable home comfort. • Convenient communal parking located to the rear of the property with access via the garden. • Well placed for families, within catchment of Winyates, Braybrook and St John's schools, along with Ormiston Bushfield Academy and Nene Park Academy. • Enjoy the convenience of nearby shopping at Orton Centre, plus the wider retail offering of Serpentine Green. • Just a short walk from Ferry Meadows Country Park, offering acres of open green space, lakes and leisure facilities.



Floor 0



Floor 1



HUDSON HOMES

Approximate total area(1)

863 ft²

80.2 m²

Reduced headroom

17 ft²

1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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