



Kingfishers, Orton Wistow, Peterborough

£350,000 Freehold

**Sharman
Quinney**

Key Features



- No Chain!
- Three Bedroom Detached House on a Corner Plot
- Updated Wren Kitchen & Separate Dining Room
- Family Room
- Solid Oak Flooring Throughout Downstairs

This three-bedroom detached family home, the ex-show home of Kingfishers, located on a corner plot and situated in Orton Wistow, offers spacious versatile and functional accommodation throughout. This stunning family home is within walking distance to the highly sought-after Orton Wistow Primary School and close to Ferry Meadows Country Park, which is one of the region's largest country parks. It offers a scenic walk, cycling, water sports, fishing, lakes and woodland, children's parks and café.

Upon entering, you'll be greeted by an entrance hall featuring solid oak flooring that extends throughout the entire downstairs area, downstairs cloakroom, door through to the dual aspect lounge, separate dining area with arch opening into the family room, updated with a



contemporary Wren kitchen with integrated appliances, including built-in dishwasher, washing machine, fridge freezer, carousel unit, oven and hob with extractor over, utility room with built-in freezer and pull-out pantry.

As you go up the stairs to the first floor landing you will find bedrooms 1, 2, 3 and the family bathroom.

Outside the property has double width block paved drive providing off road parking for three cars and access to the single garage with remote controlled roller door.

The side gate leads you to a quiet and secluded, mature rear garden featuring a lawn, established shrubs and trees and paved patio seating area.

Entrance Hall

Downstairs Cloakroom

Lounge

5.08m x 2.95m (16'08" x 9'08")

Dining Room

3.25m x 2.39m (10'08" x 7'10")

Family Room

4.78m x 2.54m (15'08" x 8'04")

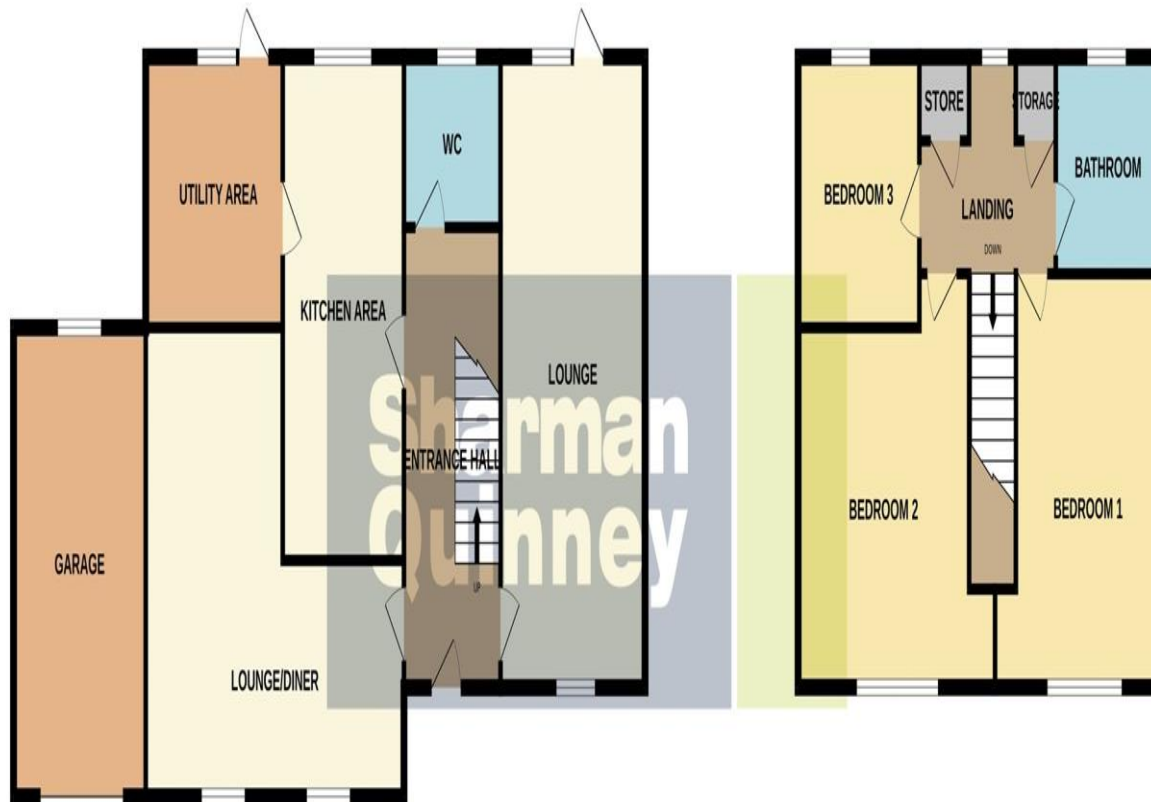
Re-fitted Kitchen

3.0m x 2.31m (9'10" x 7'07")



GROUND FLOOR

1ST FLOOR



Utility Room
2.44m x 8.0 x 4'10"

First Floor

Bedroom 1
3.28m x 3.0m ex recess (10'09" x 9'10" ex recess)

Bedroom 2
3.18m x 2.62m ex recess (10'05" x 8'07" ex recess)

Bedroom 3
2.39m x 2.29m (7'10" x 7'06")

Bathroom

Outside

The property sits on a corner plot with the front garden laid to lawn with double width block paved driveway providing off road parking for multiple cars and access to the single garage which measures 4.90m x 2.59m (16'01" x 8'06") accessed by a remote controlled roller door, side gated access leads to the private mature rear garden laid to lawn with established mature shrubs and trees and a paved patio seating area.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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