



Kingfishers, Orton Wistow, Peterborough  
**£275,000 Freehold**

**Sharman  
Quinney**

# Key Features



- No Chain!
- Semi-Detached House on a Corner Plot
- Three Bedrooms
- Lounge/Dining Room
- Conservatory

As you step inside, you'll be greeted by the spacious and inviting lounge/dining room, perfect for relaxing or entertaining guests, adjacent is the lovely conservatory an ideal room to unwind in and enjoy the rear garden views, kitchen has ample storage and preparation space.

As you go upstairs, you'll find bedroom 1 with built-in double wardrobe, bedrooms 2 and 3 are perfect for the children/guests or a home office and the family bathroom.

Outside the property is located on a corner plot with the drive to the side, providing off road parking and access to the single integral garage. The rear garden is a peaceful retreat and is ideal for summer barbecues or evening relaxation. Kingfishers is a family friendly neighbourhood



within easy reach of local amenities including shops, schools, Ferry Meadows Country Park and transport links.

#### Entrance Hall

#### Lounge/Dining Room

6.12m x 3.73m inc staircase (20'01" x 12'03" inc staircase)

#### Conservatory

2.95m x 2.87m (9'08" x 9'05")

#### Kitchen

3.56m x 2.13m (11'08" x 7'0")

#### First Floor Landing

#### Bedroom 1

3.84m x 2.74m ex wardrobe (12'07" x 9'0" ex wardrobe)

#### Bedroom 2

3.81m x 2.57m (12'06" x 8'05")

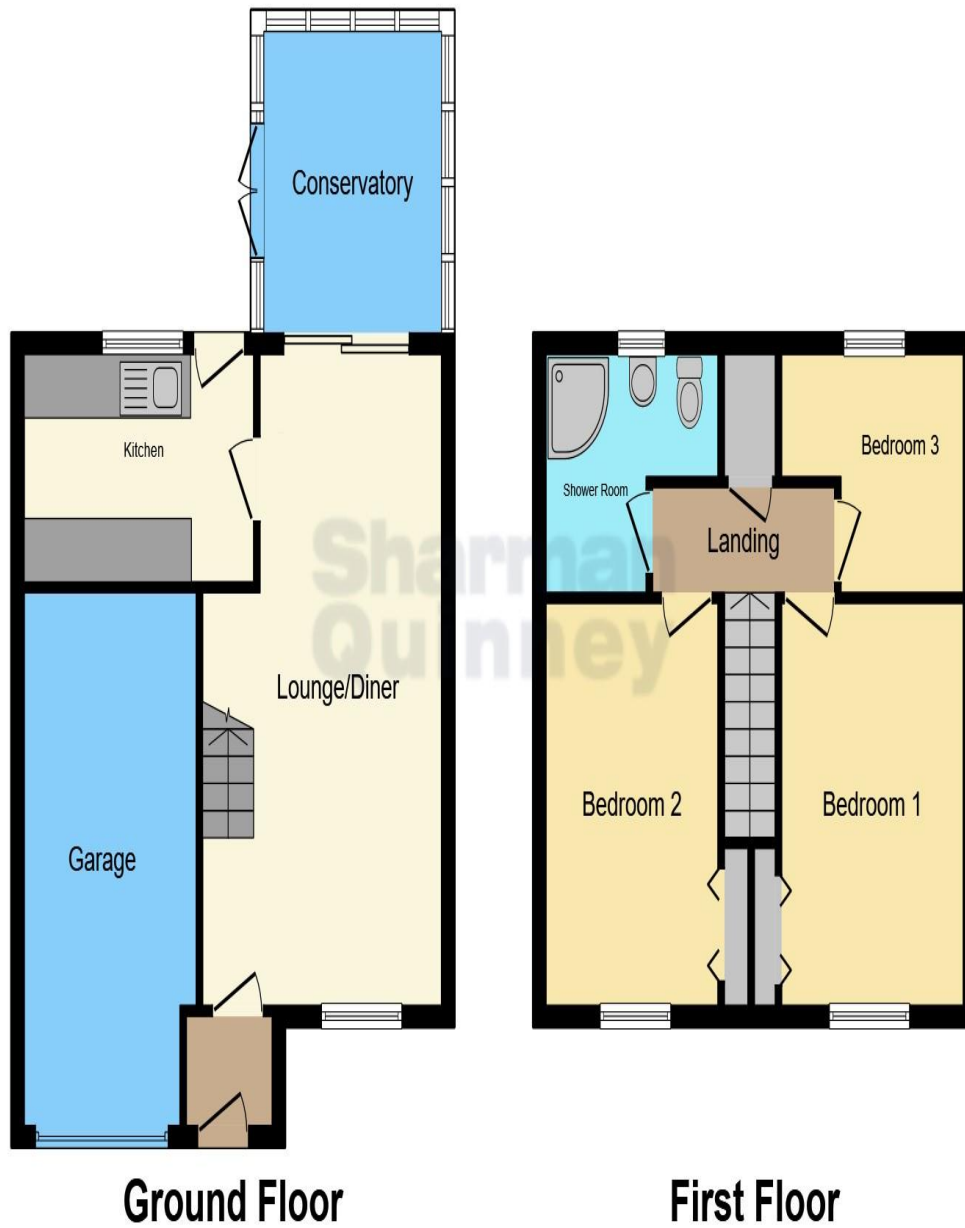
#### Bedroom 3

2.95m x 2.24m (9'08" x 7'04")

#### Bathroom

Outside the property is located on a corner plot with driveway to the side providing off road parking and access to the single integral garage





measuring 5.05m x 2.54m (16'07" x 8'04") the rear garden offers enough space for all the family to enjoy together on those long hot summer days

To view this property call Sharman Quinney on:  
**01733 346111**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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