



Kingfishers, Orton Wistow Peterborough
£250,000 Freehold

**Sharman
Quinney**

Key Features



- No Chain!
- Semi-Detached House on a Corner Plot
- Three Bedrooms
- Lounge/Dining Room
- Conservatory
- Single Integral Garage & Off Road Parking
- Close to Ferry Meadows Country Park
- Close to Local Sought After School

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 the bedrooms. Bedroom 1 is spacious and has built in double wardrobes, bedroom 2 has a built in single wardrobe and bedroom 3 is perfect for guests, child's room or home office. Upstairs also includes 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

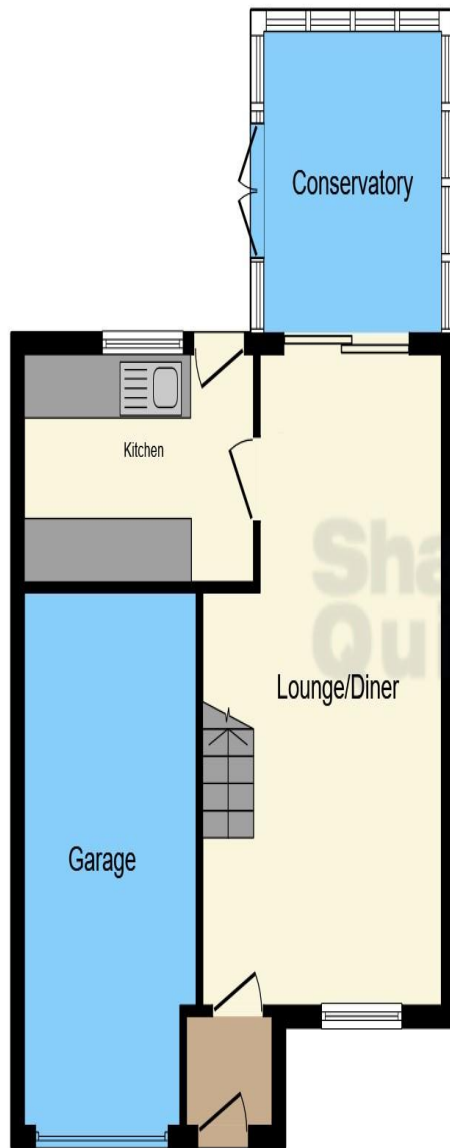
3.56m x 2.13m (11'08" x 7'0")

First Floor Landing

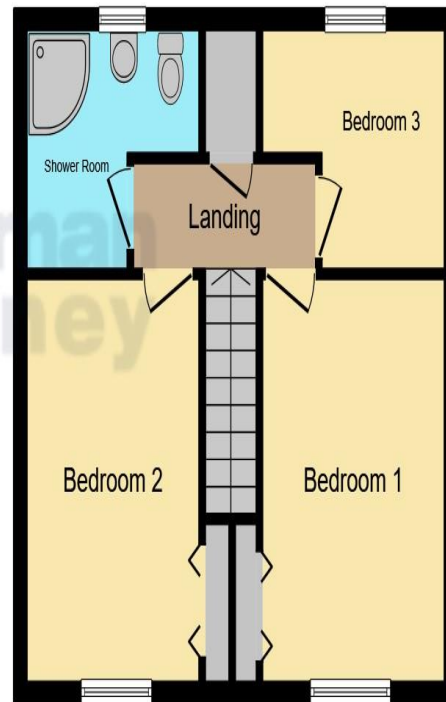
Bedroom 1

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





Ground Floor



First Floor

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

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

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