



Kingfishers, Orton Wistow Peterborough
Guide Price £295,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 4 Bedrooms
- 2 Bathrooms
- 1 Downstairs W/C
- 2 Receptions
- 1 Conservatory

With double-car driveway parking, access leads to an entrance hallway with a convenient downstairs bathroom to the right

To left is the front lounge and to right the stairway

Straight on to the kitchen with a sliding door to the patio and left to the lounge

Internal rear garage access is also through the kitchen measuring 5.54m x 2.69m (18'02" x 8'10")

The lounge leads to a brick-built double-room extension via double wooden doors with access into the garden via a sliding patio door



The lounge also leads via a further sliding patio door to a recently built conservatory with both access to the garden on the left and the patio area to the right

Upstairs are four bedrooms: the main en-suite double with built-in wardrobes and rear views whilst the second largest bedroom features an adjoining bathroom with the addition of a Jacuzzi and elegant lighting. To the far right is the immersion cupboard with ample storage

Bedroom three features built-in wardrobes with a front view

Bedroom four also offers a front-view with a comfortable single-bed space and ample built-in twin-door cupboard storage

The front garden is easily manageable as is the rear with three wooden sheds; the largest recently erected and designed as a workshop with shelving

Whilst sitting in the garden during weekends, steam-train whistles from the nearby and easily accessible Nene Valley Railway may colour the air but traffic noise from the easily accessible A1 (M) is barely noticeable

Local amenities including Nene Park with nature walks, shops, plentiful hostelrys and all within an area of sedate, neighbourly and friendly aura . .

Upgrading and decoration is to be expected as this blank canvas offers a unique opportunity to create something special within a substantial property and location. This unique home should not be underestimated

Entrance Hall

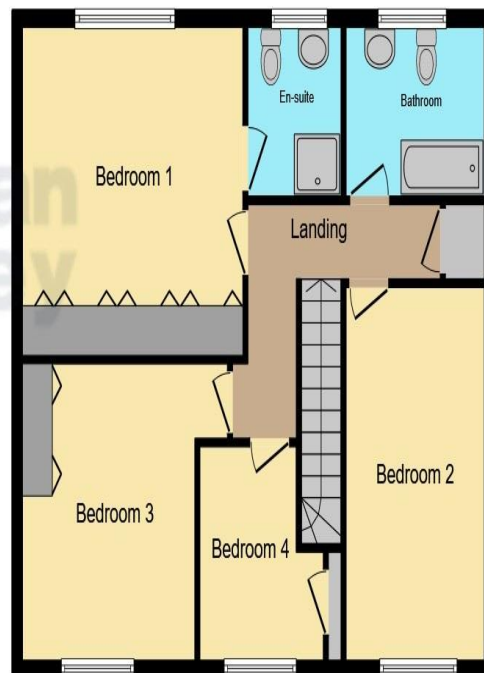
Downstairs W/C

Kitchen/Breakfast Room
5.72m x 3.45m max (18'09" x 11'04" max)





Ground Floor



First Floor

Lounge/Dining Room
7.57m x 4.06m max (24'10" x 13'04" max)

Conservatory
5.77m x 3.68m max (18'11" x 12'01" max)

Family Room
3.20m x 2.74m (10'06" x 9'0")

Study
3.58m x 2.77m (11'09" x 9'01")

First Floor Landing

Bedroom 1
4.32m inc wardrobe x 3.43m ex wardrobe (14'02" inc wardrobe x 11'03" ex wardrobe)
En-suite

Bedroom 2
4.47m x 2.72m (14'08" x 8'11")

Bathroom & Jacuzzi

Bedroom 3
3.51m inc wardrobe x 2.79m ex recess (11'06" inc wardrobe x 9'02" ex recess)

Bedroom 4
2.67m ex wardrobe x 2.62m (8'092 ex wardrobe x 8'07")

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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