



38 Kingfishers
Orton Wislow PE2 6YH
Offers in excess of £350,000

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Orton Wistow PE2 6YH

Was once the Showhouse !

This family home has been truly cherished by its current owners.

The highlight to the home is without question the glorious rear garden, which is peacefully enclosed and offers the perfect private outdoor space for the family to enjoy.

Viewing highly recommended !

This home briefly comprises of an entrance hall, lounge or optional downstairs bedroom, an L Shaped lounge, dining area, a recently installed bespoke design kitchen, and utility area.

Downstairs cloakroom.

Upstairs is home to Three bedrooms, Two Doubles and one Single

The landing also benefits from two additional cupboards which offer further storage to the property. Upstairs is completed with the family bathroom.

Outside the home the boasts a full width drive, single garage, with a electric rolled door, a neatly kept front and side garden and finally a generous rear garden with patio area.

Parking Arrangements: Garage and Generous Driveway

Windows: UPVc Double Glazed

Heating: New Boiler recently installed

Vendors Position: No Chain

Garden Orientation: East Facing

EPC Rating: Awaiting EPC Survey

Council Tax Band: D - Local Authority - Peterborough

Tenure: Freehold

Year Built: 1980s





Entrance Hall - 1.77 x 2.87 (5'9" x 9'4") -

Lounge/Downstairs Bedroom - 2.96 x 5.12 (9'8" x 16'9")

L Shaped Lounge Diner - 4.81 x 4.91 max (15'8" x 16'11" max) -

Wc -

Kitchen - 2.36 x 3.26 (7'8" x 10'7") -

Utility Room -

Landing - 2.79 x 1.64 (9'1" x 5'4") -

Master Bedroom - 3.00 x 3.30 (9'10" x 10'9") -

Bathroom - 2.11 x 1.76 (6'11" x 5'9") -

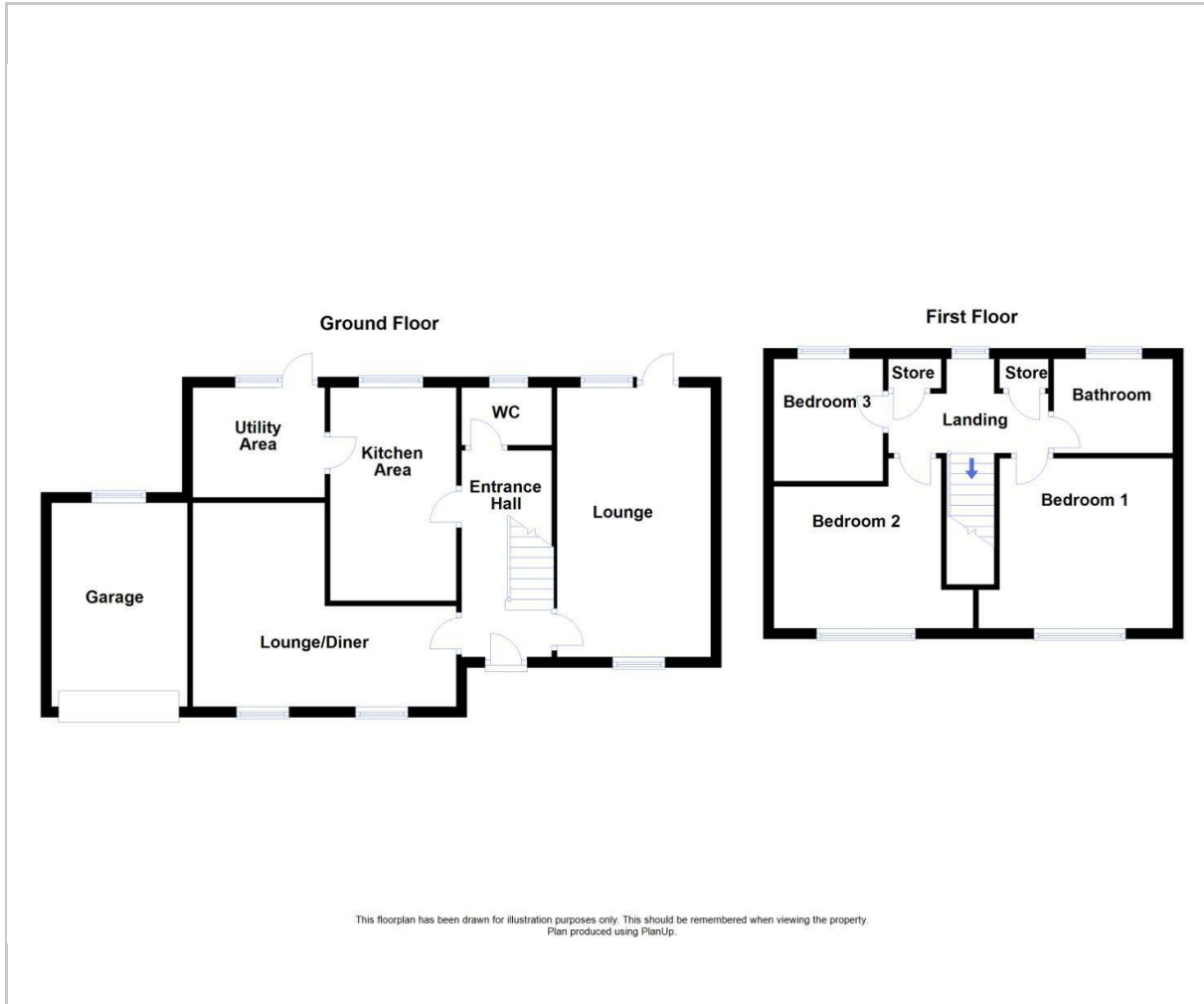
Bedroom Two - 3.20 x 2.67 (10'5" x 8'9") -

Bedroom Three - 2.27 x 2.41 (7'5" x 7'10") -

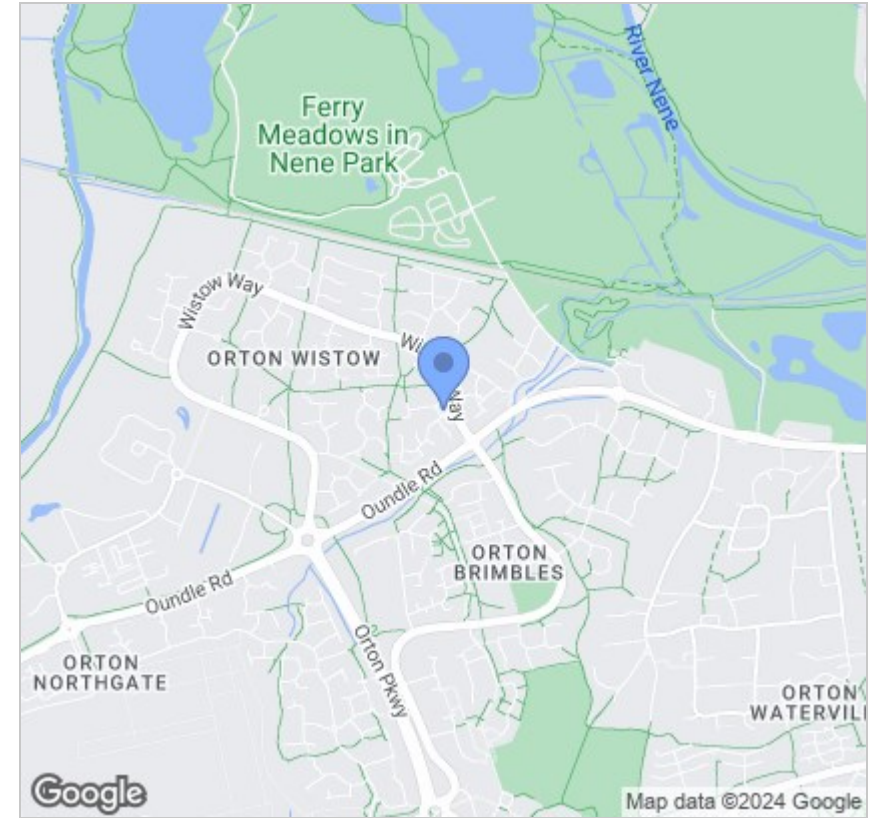
Garage -



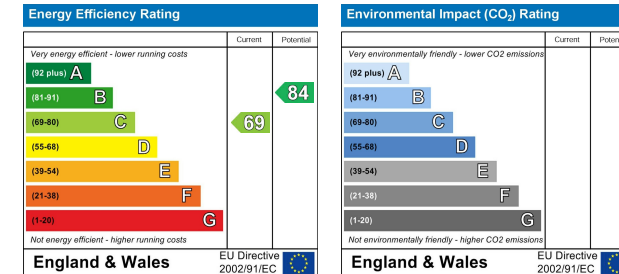
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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