



22 Lima Way  
PE2 8GN  
£300,000

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## 22 Lima Way

PE2 8GN

Altered by the current owners to provide spacious and versatile family accommodation this modern end terrace town house requires viewing to appreciate the space offered up and above similar properties. With off road parking and an enclosed rear garden the accommodation comprises; Entrance Hall with a convenient Cloakroom and stairs to the first floor Landing, a fitted Kitchen Breakfast Room, good sized Lounge Diner leading through to a bright Conservatory.

The 1st floor Landing leads to an additional Lounge/5th Bedroom, a Master Bedroom with built in wardrobes and ensuite Shower Room.

The remaining floor offers three generous Bedrooms and a Family Bathroom.

The area enjoys easy access to the Orbital Road system, supermarkets and schools for younger Children.

Viewing is recommended

Tenure Freehold  
Council Tax D  
Estate Charges Applicable





Entrance Hall

Cloakroom

Kitchen Breakfast Room  
16'2" x 12'0" max (4.94m x 3.68m max)  
Fitted with a range of Kitchen Units,  
storage cupboard door to

Lounge Diner  
15'2" x 12'9" (4.63m x 3.89m )  
Opening through to

Conservatory  
15'2" x 6'9" (4.63m x 2.07m)  
doors through to rear garden

1st Floor landing

Additional Lounge/Bedroom 5  
4.62m x 3.93m

Master Bedroom  
12'11" x 9'2" max (3.96m x 2.80m max)  
Range of fitted wardrobes to one wall.

Ensuite Shower Room

2nd Floor Landing

Bedroom 2  
15'5" max x 8'11" max (4.72m max x  
2.74m max)

Bedroom 3  
12'11" x 8'2" (3.94m x 2.50m)

Bedroom 4  
12'11" x 6'10" (3.94m x 2.09m)

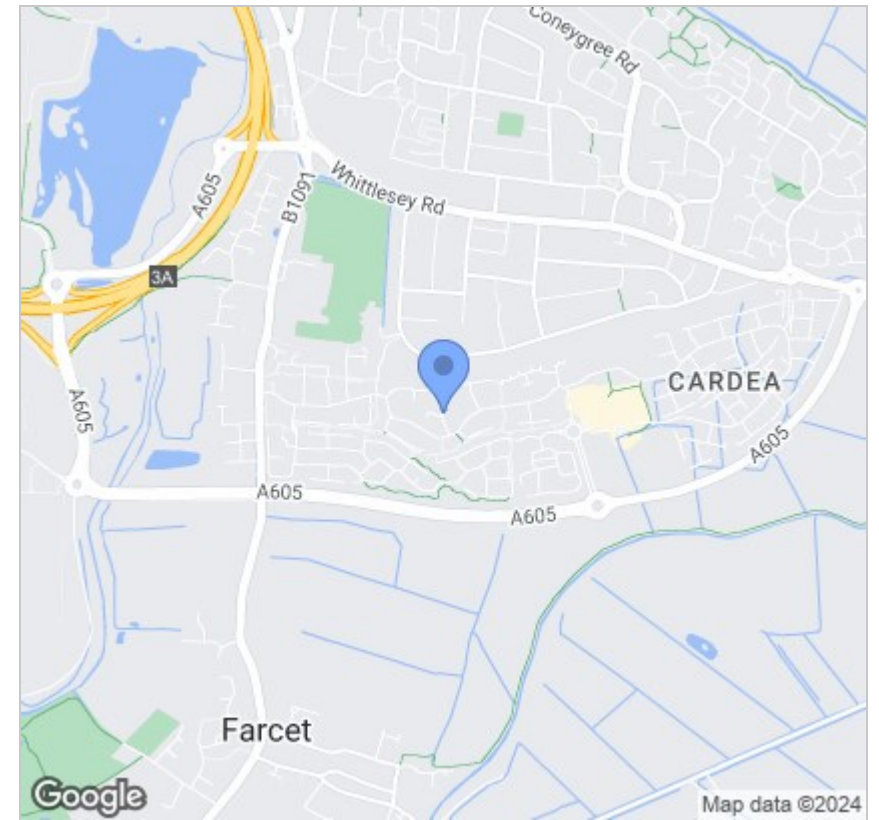
Family Bathroom

Outside  
To the front of the property is a  
driveway, gated side access leads to  
an enclosed rear garden with a patio  
area and lawn.

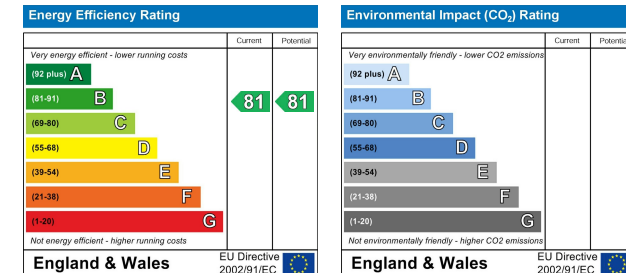
## Floor Plan



## 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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