



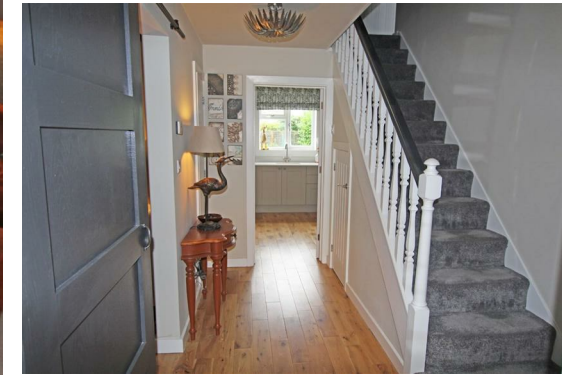
33 Fallowfield
Orton Wistow PE2 6UR
£425,000

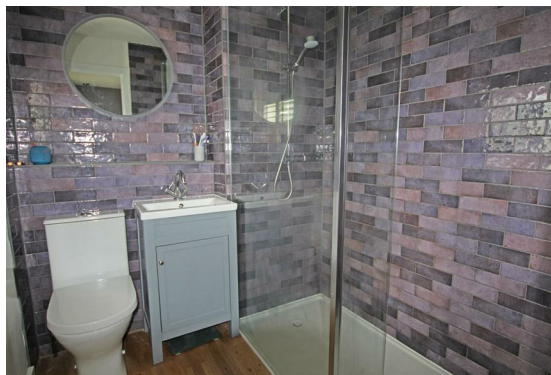
33 Fallowfield

Orton Wistow PE2 6UR

Firmin & Co are pleased to offer a rare opportunity to buy a family home in FALLOWFIELDS, ORTON WISTOW. Close to the local amenities including the well respected ORTON WISTOW PRIMARY SCHOOL, FERRY MEADOWS and the many employment opportunities offered by LYNCH WOOD BUSINESS PARK. Stylishly decorated and immaculately presented the accommodation has been improved by the current owners and comprises; ENTRANCE HALL with a modern CLOAKROOM and solid wood flooring stretching through to the large refitted KITCHEN DINER with quartz worktops and numerous kitchen units. The kitchen diner overlooks and has access to the enclosed REAR GARDEN and the double garage which enjoys a double width block paved driveway. The LOUNGE also has solid Oak flooring and is a good yet comfortable size for the family to relax in. The FIRST FLOOR LANDING leads to a MASTER BEDROOM with an attractive Ensuite and built in wardrobe space, there are THREE further, well proportioned BEDROOMS and a FAMILY BATHROOM. The property is set on a good size corner plot and has a recently fitted gas radiator heating system and PVCu double glazing. Viewing is recommended

Tenure Freehold
Council Tax E
EPC C





Entrance Hall
Cloakroom
Lounge
19'1" x 11'1" (5.82 x 3.39)
Kitchen Diner
28'0" x 9'11" mx (8.54m x 3.03 mx)
First Floor Landing



Master Bedroom
12'6" x 11'10" (3.82mx x 3.62m)
With mirrored sliding door wardrobes.

Bedroom 2
11'4" x 11'3" (3.47 x 3.43)
With built in wardrobes.

Bedroom 3
9'4" mx x 8'7" (2.86m mx x 2.63m)

Bedroom 4
8'0" x 7'3" (2.45m x 2.23m)



Family Bathroom.
Outside
To the front and side of the property are open plan lawned gardens and gated side access to the rear. There is a double width block paved driveway leading to a double garage. The rear garden is enclosed mainly by a brick wall and is laid to lawn with numerous shrub, floral borders and a pergola over the patio area.

Floor Plan



Viewing

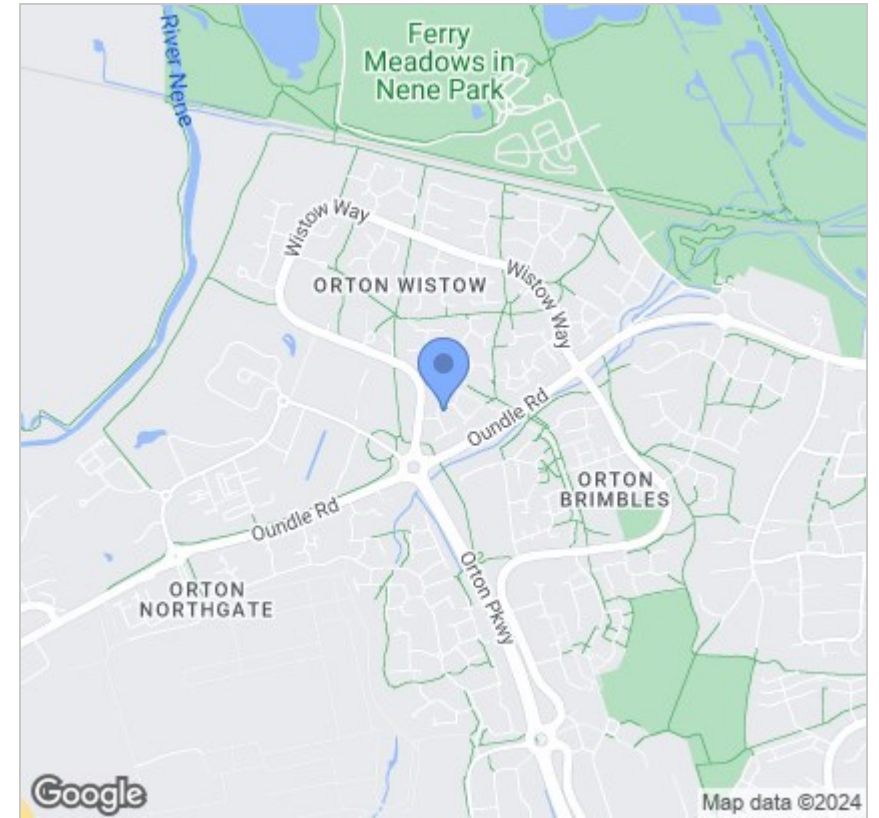
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



48b Church Drive, Orton Waterville
Peterborough, PE2 5HE
T: 01733 852257
E: orton@firminandco.co.uk

Area Map



Energy Efficiency Graph

