



20 Svenskaby  
Orton Wistow PE2 6YZ  
£500,000

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## 20 Svenskaby

### Orton Wistow PE2 6YZ

Please do not miss the rare opportunity to purchase this property in Svenskaby which is being sold with no onward chain. Boasting all the features of its Scandinavian design viewing is recommended to appreciate the potential of this detached home. Set on a good size plot with generous parking offered by a good size driveway and a double Garage the property requires some updating but is a great opportunity to stamp ones own ideas on this spacious and Cul De Sac positioned home.

The accommodation comprises; spacious Entrance Hall with the stairs to the first floor and a Cloakroom. There is a good size Study and a generous Lounge with a feature Fireplace, double doors lead to a separate Dining and then onto a Kitchen Breakfast Room. This room has a practical size Utility Room and access to a Conservatory which has views and access to the rear Garden.

The first floor Landing leads to the Ensuite Main Bedroom with access to the Balcony, three further Bedrooms and the Family Bathroom.

There are well tended gardens front and rear of the property which enjoys easy access to the areas many amenities including Wistow Primary School, Ferry Meadows Country Park and the City's orbital road system.

Viewing is highly recommended.

Tenure Freehold

Council Tax D





Entrance Hall

Cloakroom

Study  
8'7" x 6'4" (2.64m x 1.95m)

Lounge  
18'1" max x 12'11" (5.53m max x 3.95m )  
Feature Fireplace, double doors to

Dining Room  
12'11" x 9'6" (3.95m x 2.90)  
Door to rear garden

Kitchen Breakfast Room  
15'5" max x 10'8" max (4.72m max x 3.26m max)  
Doors through to

Conservatory  
13'8" max x 8'9" max (4.19m max x 2.69m max)  
Double doors to rear garden

Utility Room

Landing

Bedroom 1  
10'5" max x 13'3" max (3.18m max x 4.06m max)  
Door to Balcony

Ensuite  
Bedroom 2  
10'8" max x 10'0" min (3.26m max x 3.06m min)

Bedroom 3  
11'7" min x 8'10" max (3.54m min x 2.70m max)

Bedroom 4  
10'11" x 7'1" min (3.33m x 2.17m min)  
Door to balcony

Family Bathroom

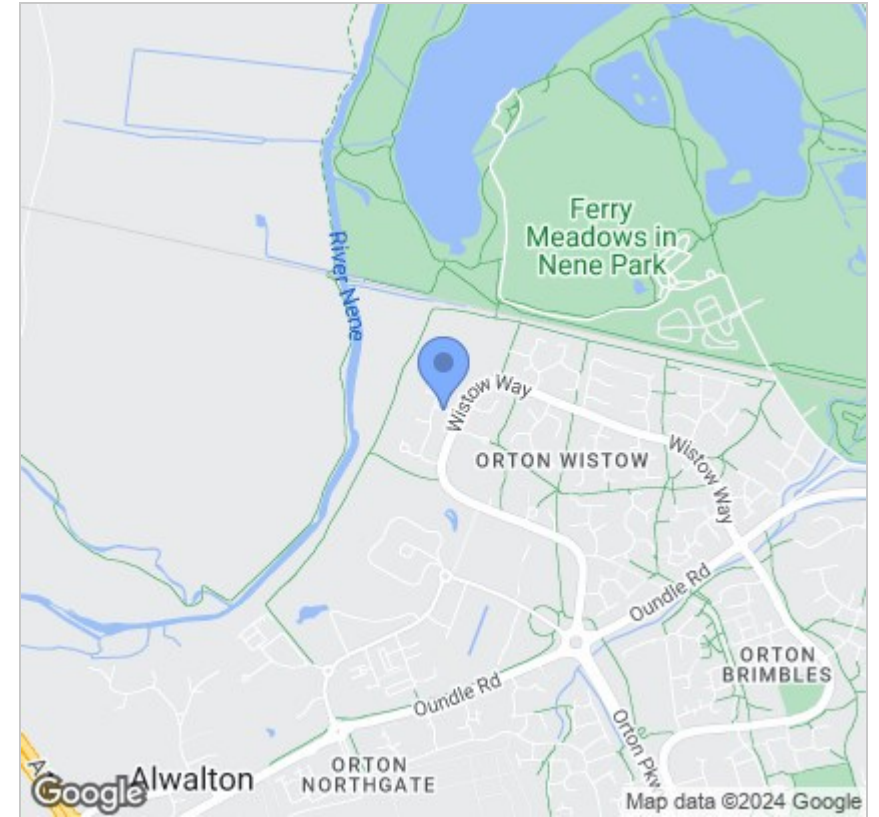
Outside  
To the front of the property is a block paved driveway allowing off road parking for numerous vehicles and leading to a double Garage with electric roller doors. To the front the garden privacy is given by a Beech hedge and is laid to well maintained lawns. Gated side access leads to the enclosed rear garden which is laid also to lawns with shrub and floral borders, a decking seating area, side vegetable plot and a patio area.



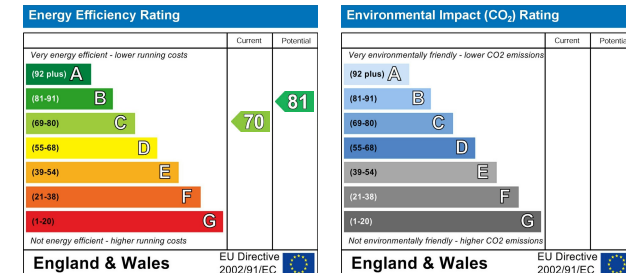
## Floor Plan



## 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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