



33 Kingfishers

Orton Wistow PE2 6YH

Offers in the region of £360,000



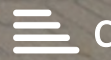
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## 33 Kingfishers

### Orton Wistow PE2 6YH

An amazing detached family home on Kingfishers in the highly popular area of Orton Wistow. in a quite cul de sac location.

The property comprises of entrance hall with under stairs storage, ground floor WC complete with wash hand basin and WC. The lounge/dining room spans the length of the property with sliding patio doors leading to rear garden. Kitchen benefits from ample matching wall and base units, space for fridge/freezer, washing machine, tumble dryer and dishwasher as well as lighting under wall units, electric hob, tiled walls and flooring.

To the first floor are three double bedrooms including master bedroom complete with built in wardrobes and ensuite wetroom with shower, wash hand basin, WC and heated towel rail. Bedroom four is a generously sized single further benefiting from built in wardrobe. Family bathroom with wash hand basin, WC and bathtub with shower over and glass shower screen.

The front of the property benefits from off road parking and raised bed with established shrubbery. Side access to rear garden in two sections. One section with raised borders, feature Acer tree and water point, the second section mainly laid to lawn and further benefitting from raised borders with established shrubbery.

Orton Wistow is just a short distance from Ferry Meadows, local schools and amenities including shops, doctors and restaurants. Perfect for families, couples and investors the property must be viewed to be fully appreciated.

Tenure: Freehold  
Council Tax Band: D





Entrance Hall

Lounge/Dining Room

24'10" (max) x 13'4" (max) (7.57m (max) x 4.07m (max))

Ground Floor WC

Kitchen

18'9" (max) x 11'4" (max) (5.74m (max) x 3.46m (max))



Master Bedroom

13'1" x 14'3" (4.00m x 4.35m)

En-Suite

Bedroom Two

8'11" x 14'6" (2.73m x 4.42m)

Bedroom Three

12'4" (max) x 11'5" (max) (3.77m (max) x 3.50m (max))

Bedroom Four

10'7" (max) x 8'6" (max) (3.25m (max) x 2.60m (max))

Family Bathroom

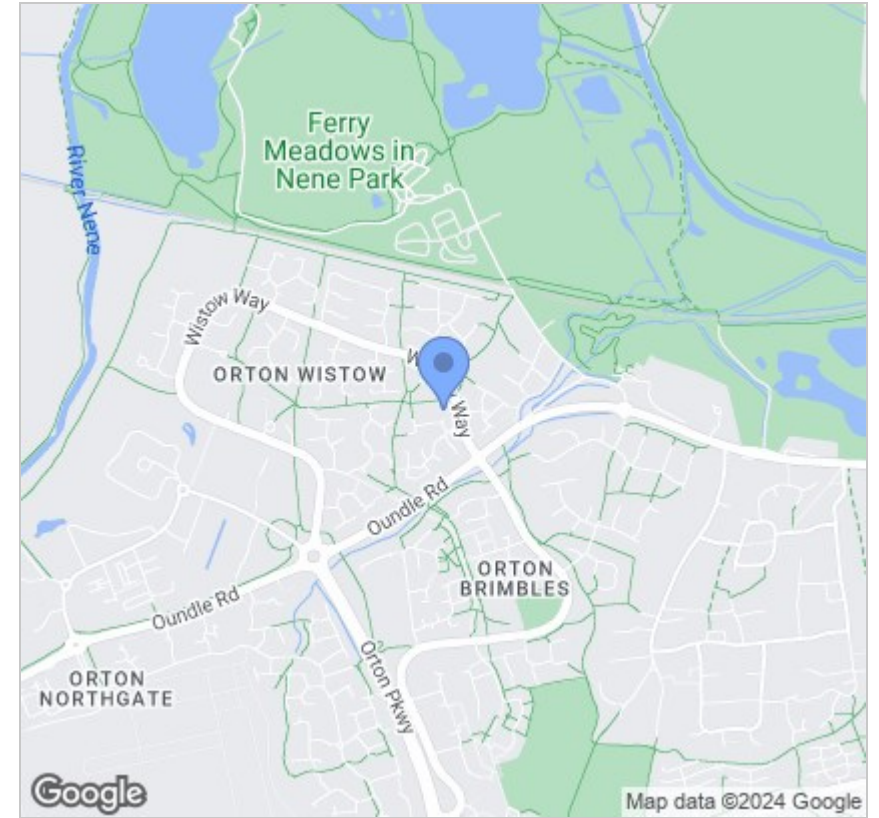
Integral Garage



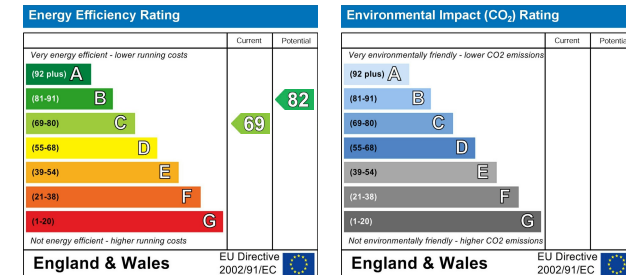
## Floor Plan



## 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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