



8 Rothwell Way

PE2 7WE

£400,000



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****Being sold with no onward chain****

,Situated on a good size plot this Detached Four bedroom house is located in the sought after and highly regarded Botolph green. Close to many amenities and local school including Ferry Meadows Country Park.

The Accommodation comprises; Entrance Hall, off this is a study, a Separate dining room with boxed bay and a downstairs cloakroom

The Kitchen has several wall to floor cupboards, space for freestanding oven, dishwasher and integrated fridge leading to an open access utility area with door to the rear garden

Following on from the hall, enter to the Lounge which leads into a spacious conservatory with access through patio doors also to the rear Garden.

The first floor Landing leads to an En-suite master Bedroom, and three further good size Bedrooms all with fitting Wardrobes and a Family Bathroom.

Outside to the Front has a large gravel area and driveway for several cars leading to a Double Garage.

To the rear fully enclosed Garden is mainly to lawn. with flower beds .

Viewing is recommended of this rarely available location.

Tenure Freehold
EPC tbc
Council Tax E





Entrance Hall

Study
8'8" x 6'9" (2.659 x 2.081)

Dining room
14'0" x 9'0" (4.289 x 2.753)

Kitchen
12'0" x 8'11" (3.664 x 2.737)

Utility

Downstairs Cloakroom

Lounge
15'6" x 12'0" (4.749 x 3.670)

Conseartory
14'11" x 8'9" (4.557 x 2.685)

Bedroom One
12'6" x 12'1" (3.828 x 3.699)

Ensuite

Bedroom Two
10'6" x 9'1" (3.211 x 2.788)

Bedroom Three
9'11" x 9'11" (3.029 x 3.04)

Bedroom Four
9'11" x 9'1" (3.027 x 2.788)

Family Bathroom



Floor Plan



Viewing

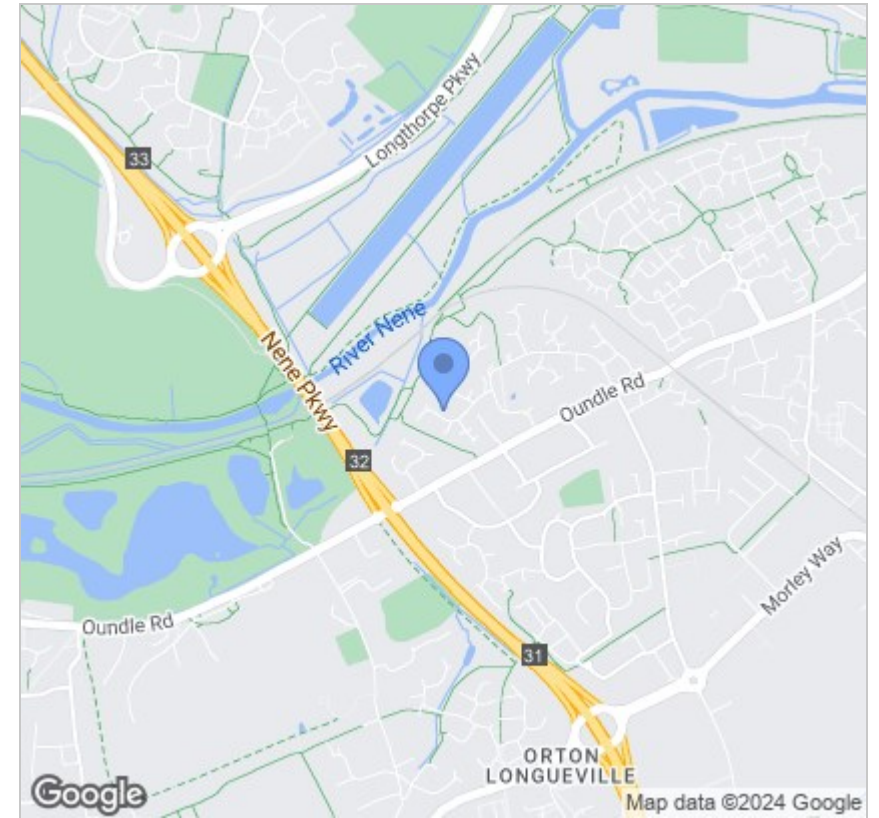
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

