



£305,000

Fallowfield, ORTON WISTOW, Peterborough PE2



 0  
Bedroom

 0  
Bathroom





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Being sold with NO CHAIN is this 3 BEDROOM DETACHED home in Orton Wistow

The property has an Entrance Hall with doors to all rooms including a WC and stairs the first floor. The Kitchen is too the front of the home and the rear has the Lounge with doors to the rear and open plan to the Dining Room

The first floor has a landing with AC (Housing the refitted boiler) and 3 bedrooms (2 with fitted storage) and the Family Bathroom.

Outside the home has a front garden with driveway leading to the Garage. There is also side access to the Rear garden thats mainly laid to lawn with mature trees, shrubs and borders



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### **Entrance Hall**

With doors to all rooms and stairs to the first floor

### **WC**

Fitted with WC and wash hand basin. UPVC window to the front

### **Kitchen** 14' 7" x 8' 4" (4.45m x 2.54m)

Fitted base and wall units with worktops and sink, built in oven with hob and space for appliances, Storage, UPVC window to the front and door to the side

### **Lounge** 15' 2" x 10' 10" (4.62m x 3.30m)

With UPVC window to the rear and door. Radiator

### **Dining Room** 11' x 8' 7" (3.35m x 2.62m)

With UPVC window to the rear and radiator

### **First floor**

With doors to all rooms, AC and UPVC window to the side

### **Bedroom 1** 11' 10" x 9' 3" (3.61m x 2.82m)

With UPVC window to the front, radiator and storage

### **Bedroom 2** 11' 5" x 9' 0" (3.48m x 2.74m)

With UPVC window to the rear, radiator and storage

### **Bedroom 3** 7' 10" x 6' 7" (2.39m x 2.01m)

With UPVC window to the front and radiator

### **Bathroom**

Fitted with WC, wash hand basin and bath with taps, shower and screen. Part tiled walls and UPVC window to the front

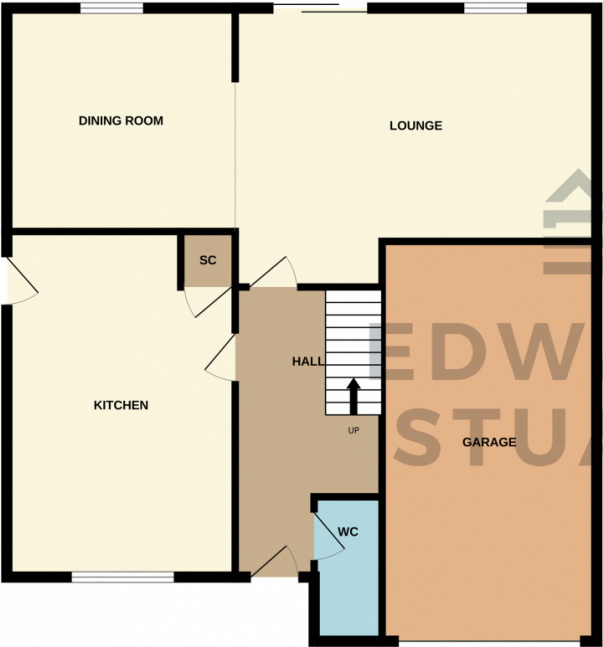
## **Outside**

There is a driveway leading to the garage. There are front garden and rear gardens, the rear garden is laid to lawn with mature trees, shrubs and borders





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Orton Wistow, PE2

