



35 Kingfishers, Orton Wistow, Peterborough, PE2 6YH

 **NEWTON FALLOWELL**

3 1 1

Key Features

- Semi-Detached Family Home
- THREE BEDROOMS
- Spacious Lounge Dining Room & Modern, Spacious Galley Kitchen
- Contemporary Family Bathroom
- GARAGE & DRIVEWAY PARKING
- PRIVATE LOW MAINTENANCE REAR GARDEN
- Sought-After Cul-De-Sac Position
- EPC Rating TBC
- Freehold

Guide Price £270,000 - £280,000





This light and airy, 1980s built semi-detached home offers a well-balanced interior space of three bedrooms, a lounge-diner, a family bathroom, storage cupboards, as well as ample outside space including a linked Garage with driveway, and a private rear garden. The property is safely positioned away from the main road and shares a private cul-de-sac with just three other houses. The house benefits from gas central heating (recently refitted with modern radiators) and mains electricity.

Outside, to the front of the property, you will find a neat, low-maintenance front garden leading to the main entrance door, and to the side, there is a private driveway area which leads to a garage and side gate, accessing a path to the rear garden.

Inside is a light-filled and spacious hallway with a staircase leading off to the first floor, and a convenient under-stair storage and cloak cupboard. Ahead, you will come to the stylish and modern galley kitchen featuring appliances including a Smeg oven, an induction hob, an integrated washing machine, dishwasher, and fridge. There is an array of storage in cabinets and on solid oak shelving, as well as two worktop areas, one smart stone worktop, and a solid wood worktop with a fitted sink. The kitchen allows access to the decked area of the rear garden and the rear garage door.

Also off the hallway is the light and airy dual-aspect Lounge-dining room, with French doors opening out to a neatly decked seating area and patio.

The main rear garden is laid largely to pea gravel, and currently used and planted in the style of a low-maintenance, Mediterranean garden. A slabbed walkway takes you around to the rear of the garage and to the side of the house, where you will find ample space to store bins, and where a gate will provide access to the front of the property. A mains water tap is fitted to the rear garage wall.

Upstairs to the first floor of the property, you will find a well-lit central landing area with a window outlook and loft access overhead. Doors lead off at each angle to the family bathroom, the main bedroom and bedrooms two and three. The contemporary family bathroom faces the front of the property, and is fitted with a three-piece suite with a shower in the bath, and further features a large airing and storage cupboard where the combi gas boiler is housed.

The main bedroom comfortably fits a king-size bed and additional furniture and offers a very private view out to the rear garden and tree-line. Bedroom two also faces to the rear and





makes a very spacious single bedroom or study. Bedroom three faces the front of the property and is suitable as a spacious single, or small double bedroom or study.

The property is located in the sought-after community of Orton Wistow, just 5 miles southwest of the Cathedral city centre of Peterborough, and within close walking distance to primary and secondary education, shops and amenities, business parks, as well as Ferry Meadows Country Park. It is on a bus route and well served by transport links for accessing the city centre, the local parkways and the A1. Peterborough rail station offers high-speed services to London (45 mins) and Edinburgh, as well as cross-country services.

Entrance Hall



Lounge Diner 6.02m x 3.1m (19'10" x 10'2")

Kitchen 2.63m x 2.77m (8'7" x 9'1")

Landing

Bedroom One 3.33m x 2.91m (10'11" x 9'6")



Bedroom Two 2.57m x 2.48m (8'5" x 8'1")

Bedroom Three 2.49m x 2.47m (8'2" x 8'1")

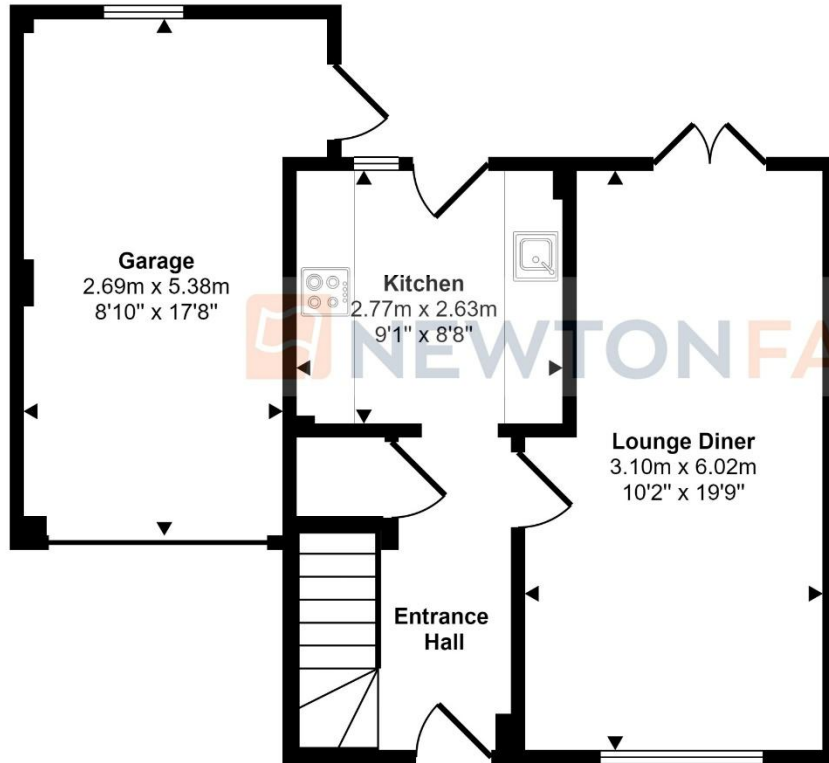
Family Bathroom 1.68m x 1.8m (5'6" x 5'11")

Garage 5.38m x 2.69m (17'8" x 8'10")

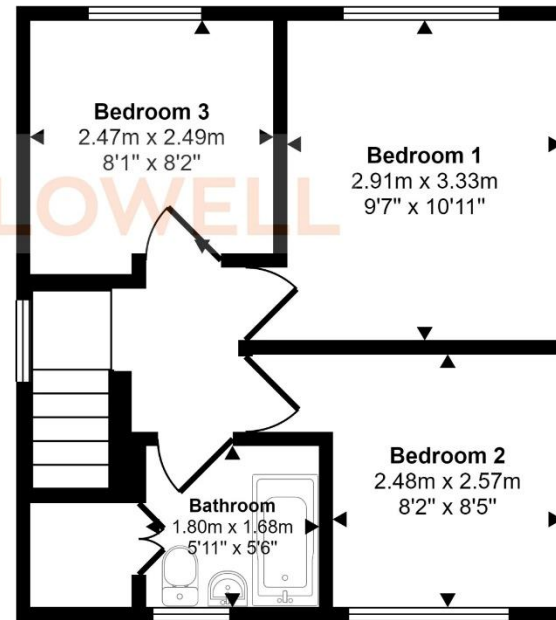




Approx Gross Internal Area
83 sq m / 894 sq ft



Ground Floor
Approx 49 sq m / 526 sq ft



First Floor
Approx 34 sq m / 368 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.



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