



Connells

Fallowfield
Orton Wistow Peterborough



Property Description

Connells are proud to present this 4-bedroom detached home located in Orton Wistow within easy reach of local amenities, schools and transport links.

Upon entering the property you are met with the entrance hall leading through to the spacious lounge with sliding doors to the rear, open plan to the dining room, perfect for relaxing or entertaining whilst enjoying the view of the rear garden. The kitchen comes with ample storage and bright.

The home features four bedrooms, family bathroom with p-shaped bath with shower over. A separate WC ensures convenience.

The private rear garden offers space and is perfect for entertaining guests, gardening with space for alfresco dining, 2 sheds and hot tub to complete the set up.

The off road parking to the front adds further convenience providing space for more than one vehicle with cover over and garage.

Presenting this four bedroom, detached family home in Orton Wistow. The ground floor comprises an entrance hall, cloakroom, lounge, dining room and kitchen. Upstairs are four bedrooms and the family bathroom. Outside is a rear garden with decking, astro turf and hot tub, driveway and garage.

Entrance Hall

Storage cupboard, stairs to first floor long window to front and door to side.

Cloakroom

Window to side, vinyl flooring, tiled walls, WC and wash hand basin.

Lounge

18' 7" x 12' 2" (5.66m x 3.71m)

Sliding door to rear, door to entrance hall, open plan to diner and fireplace.

Dining Room

9' 6" x 8' 3" (2.90m x 2.51m)

Window to rear and carpet.

Kitchen

8' 7" x 14' 5" (2.62m x 4.39m)

Window to the front, door to side, vinyl flooring, tiled walls, high and low level storage with worktops over, sink/drain, space for washing machine, fridge/freezer and dishwasher, oven with gas hob and hood.

First Floor Landing

Airing cupboard.

Loft Space

Ladder and partially boarded.

Bedroom One

8' 11" x 11' 9" (2.72m x 3.58m)
Window to front, carpet and radiator.

Bedroom Two

9' 5" x 11' 5" (2.87m x 3.48m)
Plus wardrobe, window to the rear, carpet and radiator.

Bedroom Three

9' 6" max x 9' 8" (2.90m max x 2.95m)
Window to the rear, carpet and radiator.

Bedroom Four

8' 9" x 8' 10" (2.67m x 2.69m)
Window to front, carpet and radiator.

Bathroom

Window to the rear, p shaped bath with shower over and glass screen, wash hand basin, WC, tiled walls and floor, spotlights and extractor fan.

Outside

Rear Garden

Two sheds, astro turf, decking, hot tub and side access.

Front

Block paved driveway.

Garage

17' 1" x 9' 1" (5.21m x 2.77m)
Electric roller door, window to rear, door to rear.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: E Council Tax
 Band: D

Tenure: Freehold

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