









welcome to

Svenskaby, Orton Wistow Peterborough

OFFERED WITH NO FORWARD CHAIN Situated on a large plot, this is a fantastic opportunity to purchase this LARGE FOUR BEDROOM DETACHED HOME. Triple Glazed throughout the accommodation briefly comprises ENTRANCE INTO A LARGE LOBBY SEATING AREA WITH AN OPEN PLAN LOUNGE, SEPARATE DINING ROOM, KITCHEN DINER, UTILITY, REAR LOBBY, SHOWER ROOM, FOUR BEDROOMS WITH AN EN-SUITE AND BALCONY TO PRINCIPAL BEDROOM, FAMILY BATHROOM AND SAUNA. Outside benefits from an ENCLOSED REAR GARDEN, a FRONT GARDEN, DRIVEWAY which provides AMPLE OFF ROAD PARKING leading to the DOUBLE GARAGE. EARLY VIEWING ADVISED!

















Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Hall

Large Lobby Seating Area

Sitting Room Area

30' 10" x 15' 4" (9.40m x 4.67m)

Study Area

Dining Room

15' 6" x 11' 3" (4.72m x 3.43m)

Kitchen / Breakfast Room

15' 5" x 13' 4" (4.70m x 4.06m)

Utility

First Floor

Principle Bedroom

14' 8" x 12' 3" (4.47m x 3.73m)

En-Suite

Balcony

9' 1" x 7' 4" (2.77m x 2.24m)

Bedroom Two

11' 8" x 9' 2" (3.56m x 2.79m)

Bedroom Three

11' 9" x 9' 3" (3.58m x 2.82m)

Bedroom Four

15' x 7' 3" (4.57m x 2.21m)

Family Bathroom

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- Four Bedrooms
- En-Suite
- Balcony
- Sauna
- Downstairs Shower Room
- Dining Room
- Double Garage
- Detached

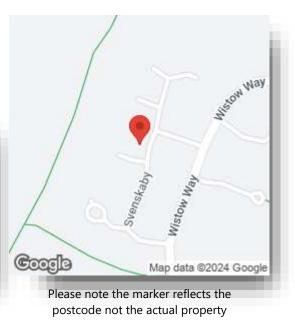
Tenure: Freehold EPC Rating: C

£510,000









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Property Ref: PCG120765 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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