

## 13 ORCHARD WAY SPALDING, PE12 6XA

£299,995

Welcome to Orchard Way, Cowbit, Spalding - location perfect for those seeking a peaceful retreat yet close to the bustling towns of Spalding and Peterborough. This delightful detached house offers a spacious living experience with 2 reception rooms, 4 bedrooms, and 2 bathrooms spread across 1,494 sq ft of living space.

Situated in a quiet cul de sac, this property provides a tranquil environment ideal for families looking to settle down. With parking available for 2 vehicles, convenience is at your doorstep. The spacious accommodation ensures that there is plenty of room for everyone to relax and enjoy quality time together.

Whether you're looking to unwind in one of the reception rooms or retire to one of the four bedrooms, this family home offers the perfect blend of comfort and practicality. Its proximity to Spalding and Peterborough means that you can easily access a range of amenities, schools, and entertainment options while still enjoying the peace and quiet of suburban living.

Don't miss out on the opportunity to make this house your home - book a viewing today and experience the charm of Orchard Way for yourself.

# 13 ORCHARD WAY

- DETACHED FAMILY HOME • DINING ROOM • FAMILY ROOM/BEDROOM
- 4 • CLOSE TO SPALDING • QUIET CUL-DE-SAC LOCATION • ENCLOSED REAR GARDEN • AT HOME OFFICE • VIEWING ESSENTIAL • QUIET VILLAGE LOCATION



## Hallway

Spacious and welcoming hallway, with tiled flooring. Well presented and decorated to a modern standard.

## Lounge

Relaxing and large lounge, featuring bay window to front and feature fireplace.

## Dining Room

Great size family dining room, with sliding doors leading on to the rear patio area. Perfect for summer BBQ's.

## WC

Located of the main hallway, to the front of the property and next to the fourth downstairs bedroom.

## Bedroom 4

Large bedroom, with ample storage. Converted from the garage, it would make an ideal at home office currently set up as a spacious fourth bedroom.

## Kitchen

Good size kitchen, with integrated appliances, ample storage and cupboard under stairs. With window to rear overlooking the large enclosed rear garden.

## Office

Located to the rear of the property, currently set up as an at home office, however could be repurposed into a pantry.

## Utility

Good size utility room, with space for washing machine and dryer.

## Bedroom 1

Large master bedroom, well decorated with loads of room for storage.

## Bedroom 3

The smallest bedroom, it would make an ideal single room or a home office.

## Landing

Window to side, door to:

## Bathroom

Good size family bathroom, three piece with sink, toilet and bath with shower over.

## Bedroom 2

Window to rear, door.

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## ADDITIONAL INFORMATION

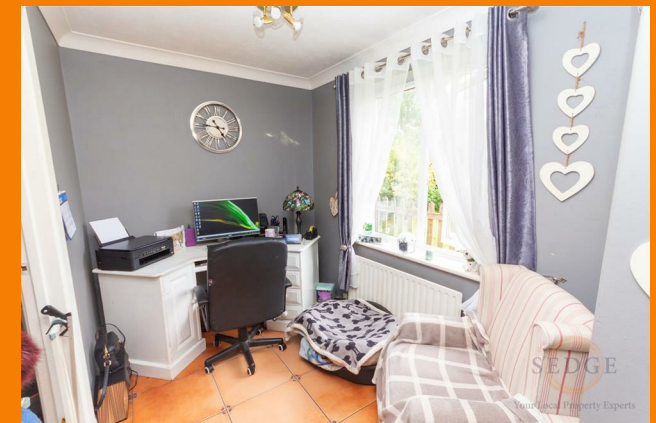
Local Authority –

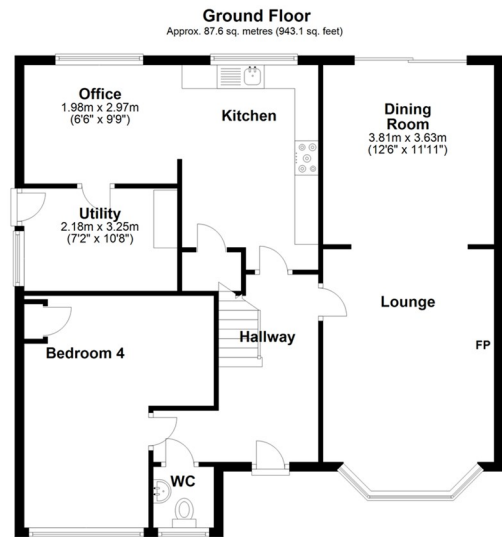
Council Tax – Band C

Viewings – By Appointment Only

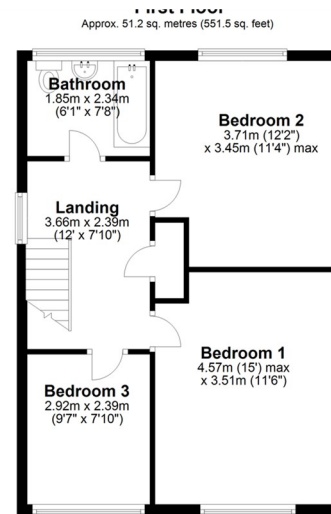
Floor Area – 1494.00 sq ft

Tenure –





Total area: approx. 138.9 sq. metres (1494.7 sq. feet)  
**3 orchard**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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