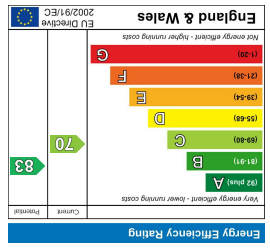
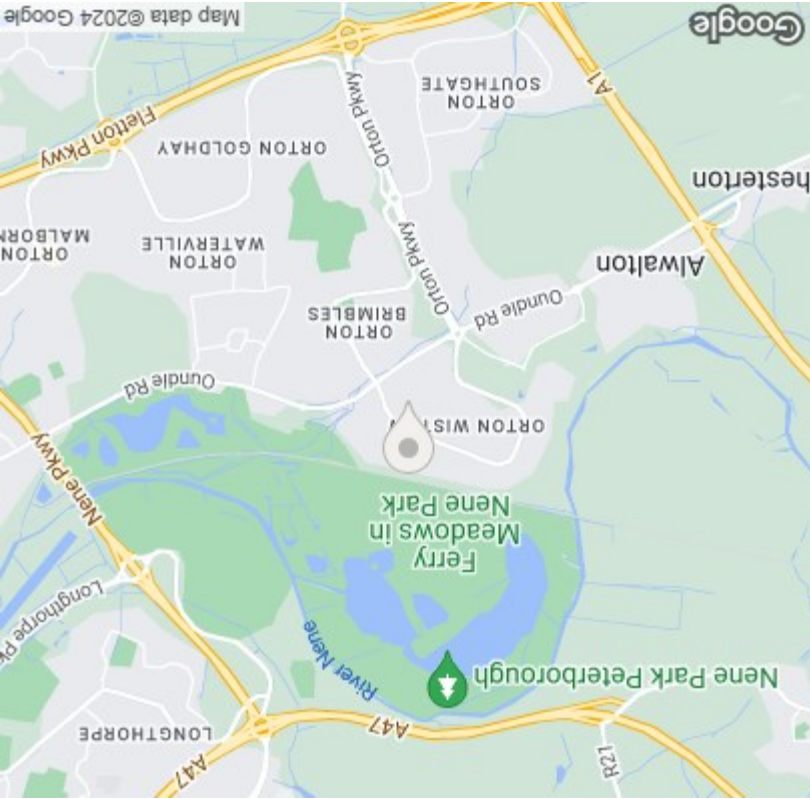


Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and special fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph



Area Map



Floor Plan

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



23 Kingfishers
Orton Wistow, Peterborough, PE2 6YH
Guide Price £300,000



23 Kingfishers

Orton Wistow, Peterborough, PE2

AYH

GUIDE PRICE £300,000 - £325,000 City and County are delighted to present for sale this SPACIOUS, DETACHED, family home, located on a popular and private residential Cul-De-Sac in the desirable area of Orton Wistow Peterborough. With convenient pedestrian access to Ferry Meadows Country Park, and Water Sports Centre. Wistow Primary School is within walking distance, along with Napier place, is a local facility with a selection of shops and services, including a Tesco Express and a community hall. There is a regular bus service to Peterborough City centre.

Versatile accommodation comprising, an enclosed entrance hall that leads through to an under stairs storage room and a two piece cloakroom. Also off the entrance offers a re-fitted GOOD SIZE kitchen/dining room, fitted with a matching range of base and eye-level units with worktops over, space for a fridge/freezer, an integrated dishwasher, sink, built in ovens, and a hob with an extractor over. Off the kitchen takes you through to a utility room with space for a washing machine and tumble dryer. There is also access into the integral garage with power. The living room has dual aspect windows, with sliding doors into the garden. Stairs lead to the first floor landing, with doors to THREE BEDROOMS, plus a three piece family bathroom comprising, a bath with a shower over, a WC, and a wash hand basin. Outside offers a good size enclosed rear garden, which is mainly laid to lawn, with patio areas, and gated side access to the front. To the front offers off road parking for one vehicle, EV Charging point and leads to the single garage. Expired planning permission in place for a two-storey extension to the rear. Please call the office to truly appreciate what this home has to offer. Virtual tour available.

Entrance Hall

5'9" x 9'4"

Living Room

9'8" x 16'9"

WC

5'8" x 3'8"



Kitchen

7'8" x 21'2"

Utility Room

8'1" x 10'11"

Garage

8'7" x 10'7"

Landing

9'1" x 5'4"

Master Bedroom

9'10" x 10'9"

Bathroom

6'11" x 5'9"

Bedroom Two

10'5" x 8'9"

Bedroom Three

7'5" x 7'10"

EPC - C

70/83

Freehold

