



22 Five Arches

Orton Wistow PE2 6FG

Offers in excess of £450,000



## 22 Five Arches

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Very proportioned family home in Five Arches, a very popular area in Orton Wistow.

This property comprises of;

Ground Floor- entrance hall with storage cupboard, lounge with box bay window to the front, dining room with patio doors to the conservatory, conservatory with double doors to the garage and side door to the patio area, re-fitted kitchen/breakfast room leading through to the re-fitted utility room, study and re-fitted cloakroom.

First Floor- landing, airing cupboard, four bedrooms, bedroom one with built in wardrobe and an en suite, bedrooms two and three both benefitting from built in wardrobes, re-fitted family bathroom.

Outside- to the front of the property, mainly laid to lawn with a block paves drive leading to the double garage, side access. To the rear of the property, an enclosed garden mainly laid to lawn with a covered patio area and rear access to the double garage.

This property is within easy reach of the local amenities Orton Wistow and its surroundings has to offer and is within easy reach of major transport links and Ferry Meadows Country Park.

Tenure: Freehold  
Council Tax Band: E





**Ground Floor**

Entrance Hall

Lounge

18'5" x 11'0" (5.62m x 3.37m)

Dining Room

11'7" x 9'6" (3.54m x 2.90m)

Conservatory

21'8" x 9'1" (6.61m x 2.78m)



Kitchen/Breakfast Room

13'7" max x 11'7" max (4.16m max x 3.54m max)

Utility Room

8'10" x 4'10" (2.71m x 1.48m)

Study

8'11" x 8'9" (2.73m x 2.68m)

W/C

**First Floor**

Landing

Bedroom One

15'3" max x 11'8" max (4.66m max x 3.57m max)

En Suite

Bedroom Two

10'11" max x 9'2" max (3.35m max x 2.80m max)

Bedroom Three

10'11" max x 8'1" max (3.35m max x 2.48m max)

Bedroom Four

8'2" x 7'2" (2.49m x 2.20m)

Family Bathroom



## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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