



Kingfishers, Orton Wistow Peterborough
£290,000 **Freehold**

**Sharman
Quinney**

Key Features



- Garage
- Off-Road Parking
- Two Reception Rooms
- Enclosed Rear Garden
- Cul de Sac Location
- Close to Local Amenities
- NO CHAIN!

The property sits in a pleasant residential position and briefly comprises; entrance hall, a spacious lounge with feature window allowing plenty of natural light, and a modern kitchen/dining room with a range of fitted units and space for appliances, plus access to the rear garden. There is also the convenience of a cloakroom/WC to the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, alongside a family bathroom fitted with a three-piece suite. Externally, the home features a private enclosed rear garden, ideal for entertaining or family use, along with a well-maintained front aspect. The property also benefits from a driveway and garage, providing ample off-road parking.



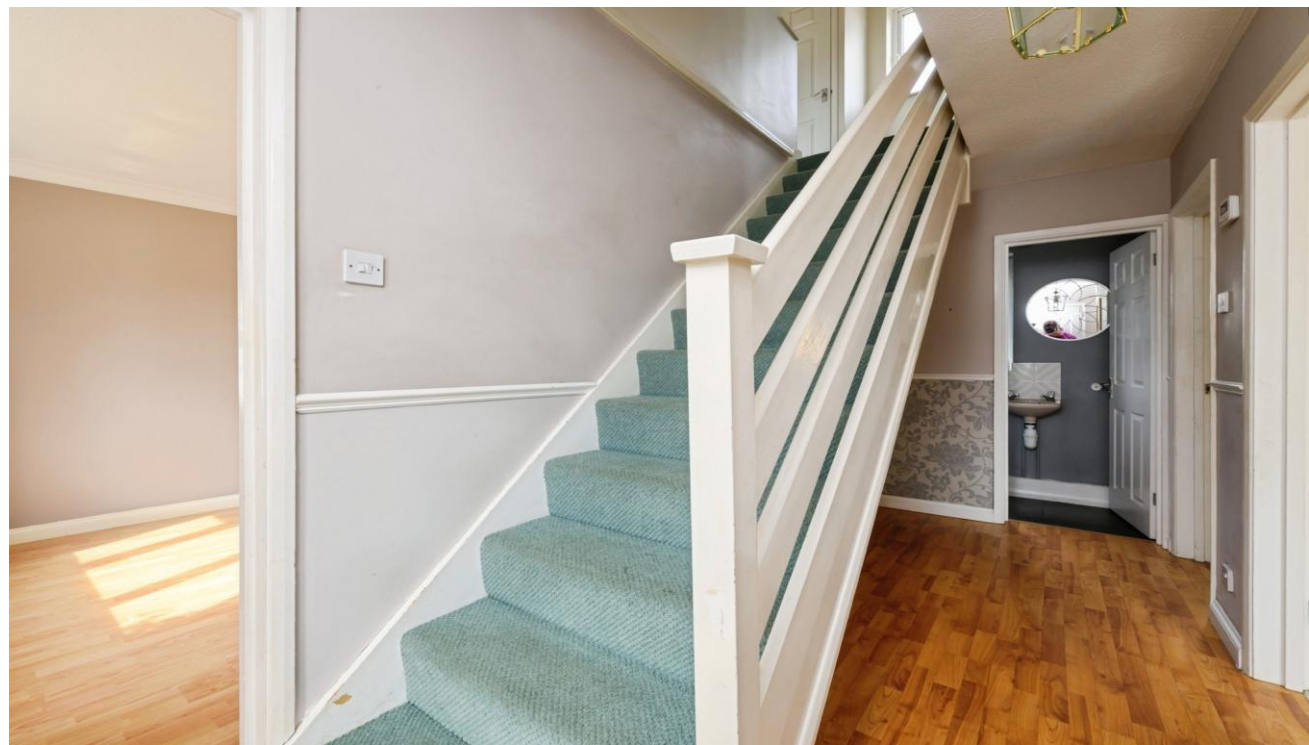
Further benefits include double glazing and gas central heating.

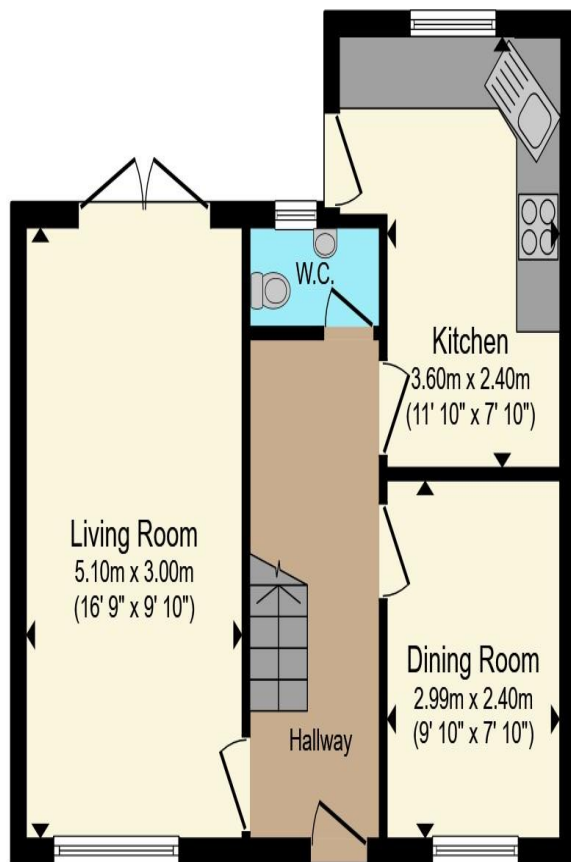
Situated within easy reach of Ferry Meadows Country Park, local shops, schools and major commuter routes, this home would make an ideal purchase for families or upsizers alike.

Early viewing is strongly recommended.

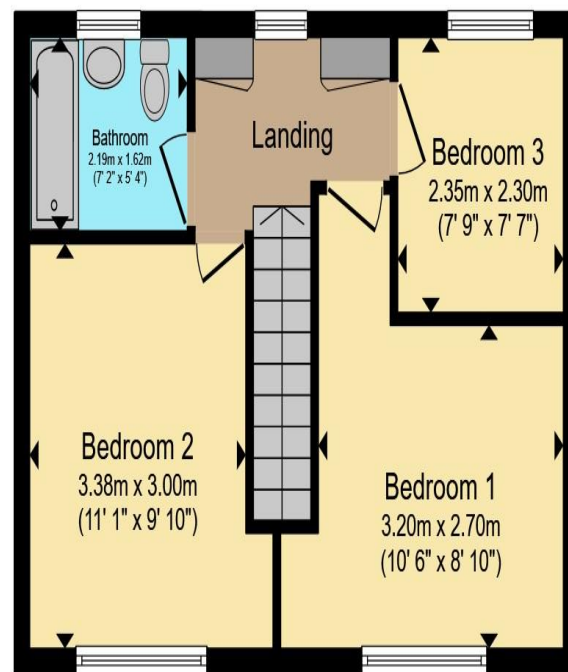
****All measurements listed on Floor Plan****

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 80.4 m² (865 sq.ft.) approx

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.propertybox.io

**Sharman
Quinney**

To view this property call Sharman Quinney on:
01733 346111

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 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: HAM204003 - 0003

