



## 37 Vetchfield Orton Brimbles Peterborough PE2 5FH

Guide price £465,000



Well presented throughout is this detached family home in the sought after area of Orton Brimbles, benefiting from having been extended and much improved. The property has easy access to Ferry Meadows Country Park, Golf Course and Rowing Lake. Accommodation comprises three bedrooms, en suite to master bedroom, refitted kitchen and bathroom, cloakroom, utility and feature Inglenook fireplace with inset log burner. There is an impressive third reception/family room with vaulted ceiling and doors leading out to the garden area. A double width driveway leads to the detached double garage. A good sized established garden can be found to the rear with patio seating area.



## Entrance Hall

## Cloakroom

Drawing Room 3.20m (10'6") x 2.71m (8'11")

Kitchen 3.20m (10'6") x 3.10m (10'2")

Utility 1.69m (5'7") x 1.35m (4'5")

Lounge 5.06m (16'7") x 3.30m (10'10")

Family Room / Study 3.65m (12') x 3.30m (10'10")

## First Floor Landing

Bedroom 1 4.05m (13'3") x 3.07m (10'1")

## En-suite

Bedroom 2 5.06m (16'7") x 3.30m (10'10")

Bedroom 3 3.07m (10'1") x 2.13m (7')

## Bathroom

## OUTSIDE

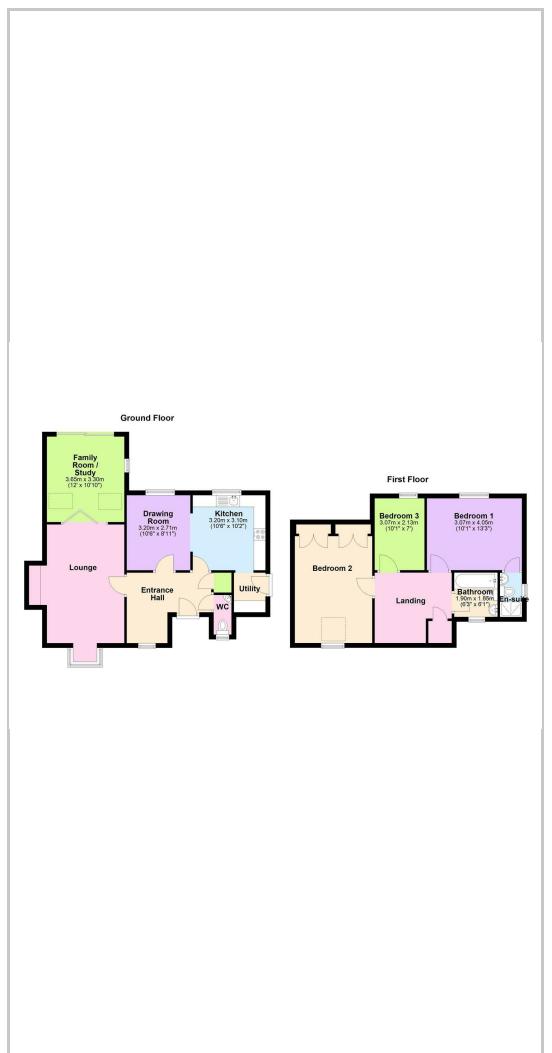
Established good size garden to rear with patio seating area. Double width driveway provides off road parking and leads to the detached double garage.

\*\*\* If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property \*\*\*

## Area Map



## Floor Plans



## Energy Efficiency Graph

