



**FITZJOHN**  
SALES & LETTINGS

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## 38 Fraserburgh Way Orton Southgate Peterborough PE2 6SS

Guide price £440,000



Located in the sought after area of Orton Southgate, close to Ferry Meadows Country park and golf course, is this much improved detached family home. The property comprises three reception rooms, conservatory, refitted kitchen dining room with integrated appliances and French doors leading to rear garden, utility room, four bedrooms, refitted en suite and refitted family bathroom. There is an established garden to the rear, ideal for entertaining with a summerhouse/office and a double garage with off road parking for several vehicles. \*\*\* MUST BE SEEN \*\*\*



Entrance Hall

Cloakroom

Lounge 4.86m (15'11") max x 3.62m (11'10")

Kitchen/Dining Room 4.69m (15'4") x 3.61m (11'10")

Family Room 3.62m (11'10") x 3.11m (10'2")

Conservatory

Utility 2.60m (8'6") x 1.53m (5')

First Floor Landing

Bedroom 1 4.14m (13'7") x 3.81m (12'6")

En-suite

Bedroom 2 3.69m (12'1") x 2.98m (9'9")

Bedroom 3 3.22m (10'7") x 2.24m (7'4")

Bedroom 4 2.47m (8'1") x 2.29m (7'6")

Bathroom

OUTSIDE

Double width driveway to double garage with remote control door. Enclosed garden with summerhouse/office, wooden panelled fencing, paved patio seating area and laid to lawn.

\*\*\* 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

