

**wilson&co**™



**Popular Location**

**Link Detached Home**

**Enclosed Rear Garden**

**Three Bedrooms**

**Three Reception Rooms**

**En-Suite to Master Bedroom**



**Rothwell Way**  
Peterborough, PE2 7WE

**Offers in Excess of  
£260,000**

Wilson & Co Homes are pleased to present this three-bedroom family home, situated in the ever popular location of Orton Longueville. This home would suit a growing or established family and has been extended to the rear to offer more living space.

This family home is one that needs to be viewed to be fully appreciated, it is welcoming and offers three reception rooms. If it's plenty of room downstairs that you are looking for, then this property should be considered.

Offering a living room to the front of the property, traditional kitchen with a range of units at both base and eye level, study, dining room and family room, this property has plenty to offer.

There are three bedrooms and the master bedroom has an en-suite. Both bedrooms two and three come inclusive of integrated wardrobe space and there is a family bathroom with a three-piece sanitary suite.

To the rear of the property is an enclosed rear garden which is mainly laid to lawn and to the front of the property are attractive plants and shrubbery, with a driveway for parking.

If you would like to view this property, please call 01733 893520.

Measurements

Lounge - 17'11" x 11'1" (5.46m x 3.38m)

Kitchen - 9'10" x 8'5" (3.00m x 2.57m)

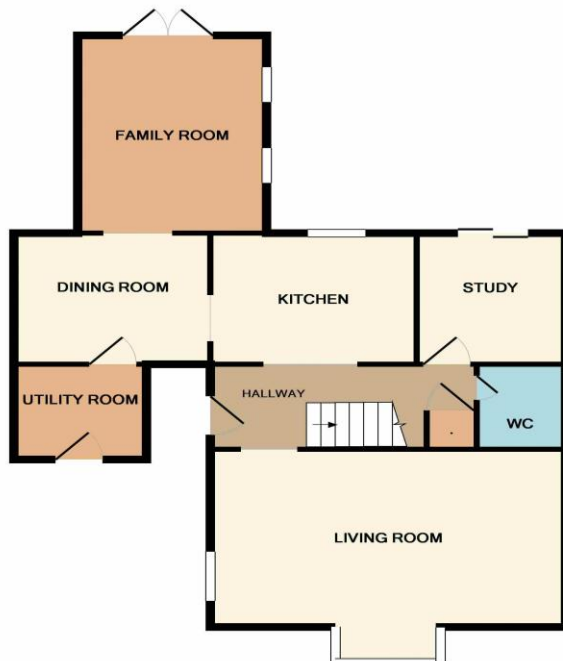
Study - 9'9" x 8'10" (2.97m x 2.69m)

Family Room/Dining Room - 26'2" x 11'2" (7.98m x 3.40m)

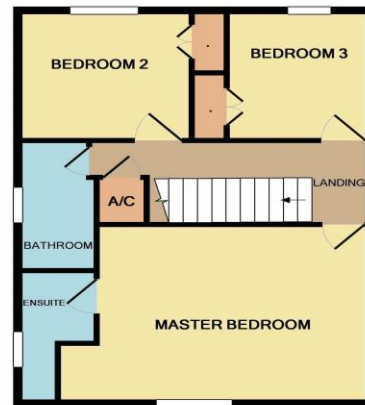
Master Bedroom - 12' x 11'1" ( 3.66m x 3.38m)

Bedroom Two - 9'10" x 8'5" (3.00m x 2.57m)

Bedroom Three - 9'10" x 6'10" (3.00m x 2.08m)



GROUND FLOOR  
APPROX. FLOOR  
AREA 737 SQ.FT.  
(68.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 466 SQ.FT.  
(43.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1203 SQ.FT. (111.7 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2019

