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 THE  
GUILD  
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**11 Glendale**

Orton Wistow, PE2 6YL

£1,395 Per Month



**11 Glendale  
Orton Wistow  
PE2 6YL**

### LIVING ROOM

21'1" x 11'3"  
UPVC window to front elevation. UPVC side door to rear elevation. Radiator. Electric fire with gas fired back boiler to the rear.

### PRINCIPAL BEDROOM

11'3" x 10'6"  
UPVC window to rear elevation. Radiator.

### LANDING

Loft access.

### EN SUITE SHOWER ROOM

Fitted with a three piece suite comprising shower cubicle, with tiled surrounds and independent shower over, low level WC and wash hand basin. Obscure UPVC window to rear elevation. Radiator. Vinyl tiled effect flooring.

### BEDROOM TWO

11'3" x 10'6"  
UPVC window to front elevation. Radiator.

### BEDROOM THREE

8'9" x 6'7"  
UPVC window to rear elevation. Radiator.

Viewings: By appointment  
£1,395 Per Month

### BATHROOM

Fitted with a three piece suite comprising panelled bath, low level WC and pedestal wash hand basin. Radiator. Vinyl tiled effect flooring. Window to rear elevation. Airing cupboard housing the hot water tank.

### EXTERNAL

To the front of the property is driveway parking with gated access to the rear. The rear garden is fully enclosed by timber fencing measuring approximately 29' 10" x 29' 6" (9.09m x 8.99m) with a patio seating area, majority being laid to lawn with flower borders.

### GARAGE

17'1" x 8'2"  
Up and over door to front elevation. Power and lighting.

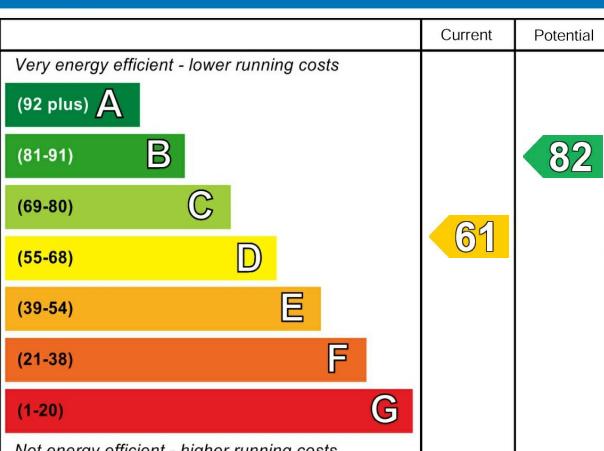
### KITCHEN/DINER

Laid to white floor and fitted with a range of base and eye level units with integrated oven hob and extractor fan over. Under counter space for washing machine, dishwasher, fridge, and freezer. Window and sliding doors to the garden.

### CLOAKROOM

Fitted with

### Energy Efficiency Rating

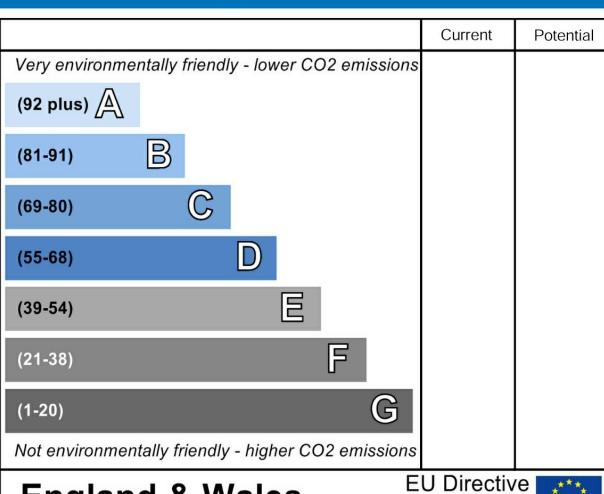


EU Directive  
2002/91/EC



### England & Wales

### Environmental Impact (CO<sub>2</sub>) Rating



EU Directive  
2002/91/EC

