



Woodcock Holmes
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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

11 Glendale
Orton Wistow, PE2 6YL
£1,395 Per Month



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Orton Wistow

PE2 6YL

Viewings: By appointment

£1,395 Per Month

- 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.



- 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 