



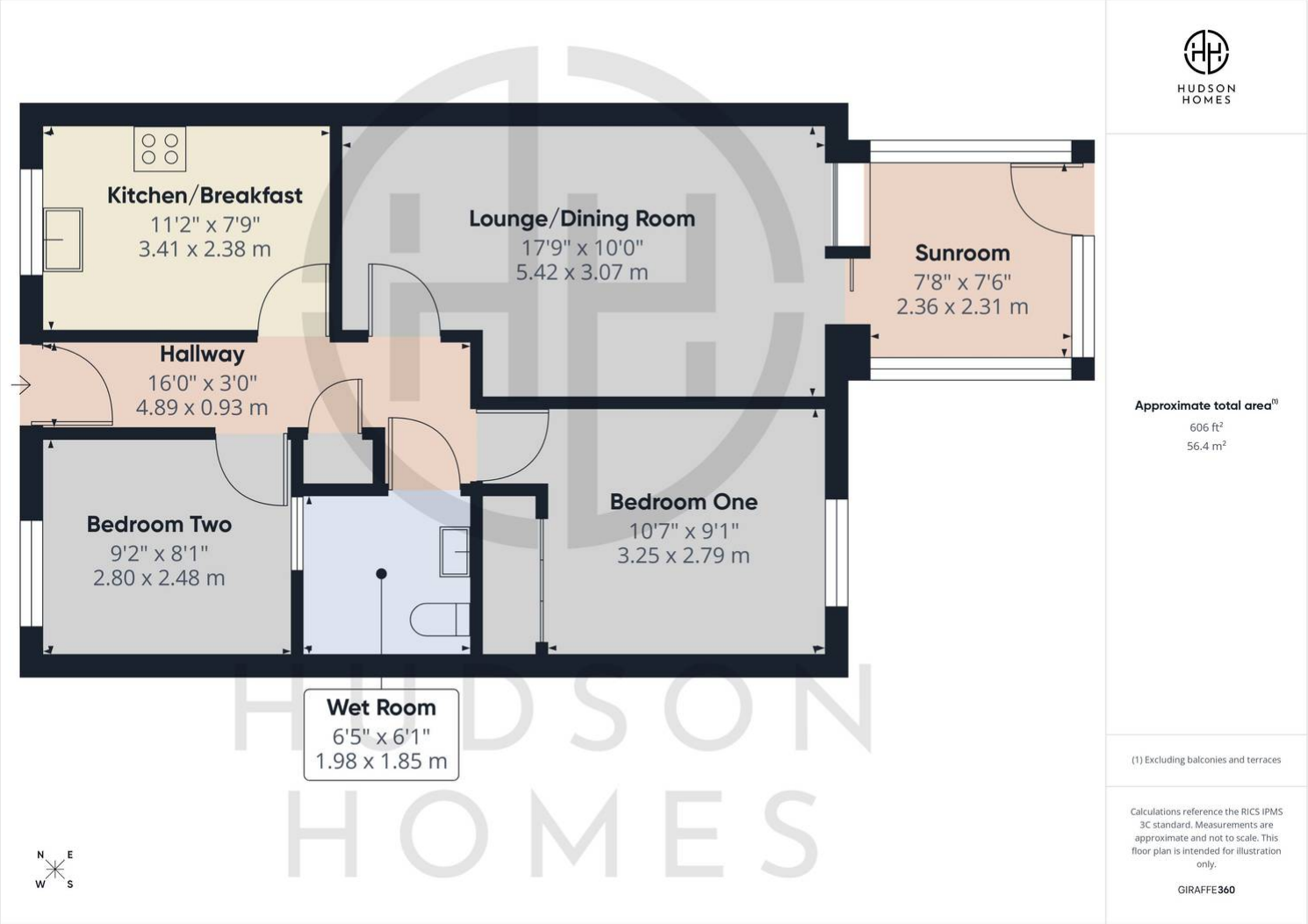
HUDSON
HOMES



46 Five Arches, Orton Wistow

£194,500 Leasehold

Over-55s retirement bungalow with 116 years remaining on the extended lease offering long-term security and low-maintenance living (service charge £2661.96 per year) • Situated in a quiet cul-de-sac of bungalows and detached houses offering a peaceful setting with a well-established neighbourhood feel • Refitted integrated kitchen/breakfast room offering modern fittings, practical workspace and space for a small table • Refitted wet room providing a modern, accessible and low-maintenance shower space • Lounge/dining room with sliding patio doors into the sunroom creating a bright, open flow between living spaces and the garden • Gas central heating with a replacement boiler serviced annually ensuring efficient, reliable and well-maintained warmth throughout the home • South-facing, low-maintenance rear garden with rear access gate and garden shed providing a sunny, practical and easy-care outdoor space • Two front parking spaces providing convenient off-road parking directly outside the property • Just a short walk to Tesco, fish & chip shop, chemist and barbers providing everyday convenience right on the doorstep • Internal floor area of 592 sq ft offering a well-proportioned and easy-to-maintain layout • Close to Ferry Meadows, Nottcutts Garden Centre and Orton Meadows Golf Club offering excellent leisure, walking and recreational amenities nearby • Council Tax Band B at £1,700 offering an affordable annual running cost for the property



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