



Campbell Drive, Gunthorpe Peterborough
Guide Price £310,000 Freehold

**Sharman
Quinney**

Key Features



- Extended Detached Home
- Large Lounge And Further Dining Area
- Three Bedrooms
- Cloakroom
- Refitted Kitchen

Entrance Porch

Part glazed UPVC door to the entrance porch, matching window to the side, door to the garage, and part glazed door to:

Entrance Hall

Stairs to the first floor and landing with cupboard under, laminate flooring, radiator, UPVC double glazed window to the side.

Cloakroom

Two-piece suite with wash hand basin, low level WC, radiator, and UPVC double glazed window to the side.

Lounge Area 5m x 4.7m ((16'0" x 15;0"))

Feature ornate fireplace surround with matching hearth, inset electric fire, UPVC double glazed box



bay window to the front, radiator, laminate flooring, TV point, dado rail, arch overlooking the dining area, and further walk through arch to:

Dining Area 4.5m x 2.7m (14'7" x 8'8")
UPVC double glazed patio doors to the conservatory, serving hatch and radiator.
Laminate flooring, double radiator.

Kitchen 3.1m x 2.6m (10'1" x 8'5")
One and a half bowl sink unit with mixer tap over, UPVC double glazed window to the rear, range of fitted drawer and base units with fitted worktops and breakfast bar area. Integrated dishwasher, integrated base fridge under breakfast bar, Matching wall cupboards, four ring stainless steel gas hob with oven under, extractor hood over, radiator, wall mounted gas boiler, and part glazed UPVC door to the garden.

First Floor & Landing

Airing cupboard with hot water tank. UPVC double glazed window to the front, loft hatch and doors to:

Bedroom 1 3.8m x 2.8m (12'6" x 9'4")
UPVC double glazed window to the rear wall to wall fitted wardrobes, and radiator.

Bedroom 2 2.9 m x 2.8m excluding door recess.
(9'6" x 9'4" excluding recess)
UPVC double glazed window to rear, laminate flooring, and radiator.





Bedroom 3 2.9m 2.1m (9'6" x 6'7")
UPVC double glazed window to front, and radiator.

Bathroom

Three-piece suite panelled bath with shower screen, mains shower, vanity wash hand basin with cupboard under, low level WC, UPVC double glazed window to front, ceramic tiled flooring, radiator/heated towel rack, and shaver point.

Outside

Front

Open plan with tandem driveway to a single brick garage.

Rear

Enclosed garden with main lawn, established borders, outside tap, twin gated side access.


Garage 5.3m x 2.4m (17'4" x 7'9") Power and light connected. Private to the side.

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