



Oak Road, Glinton Peterborough
£280,000 **Freehold**

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Conservatory
- Downstairs Cloakroom
- Off Road Parking
- Enclosed Rear Garden

GROUND FLOOR

ENTRANCE HALL: UPVC Double glazed entrance door. Radiator. Built in under stairs cupboard. Radiator.

LOUNGE: 4.90m x 3.34m (16'09" max x 10'11" max) UPVC Double glazed window to front. Tower radiator. Opening to;

DINING AREA: 2.90m x 2.64m (9'5" x 8'6") UPVC Double glazed French doors to rear. Radiator.

CONSERVATORY: 4.87m x 2.75m (16'01" x 9'05") UPVC Double glazed windows and French doors.

KITCHEN: 3.27m x 2.69m (10'09" max x 8'10" max) UPVC Double glazed internal window to



rear. Fitted with a range of base and wall units. Sink and drainer with mixer tap.

UTILITY: UPVC Double glazed door to rear. Fitted with a range of base and wall units. Space for washing machine. Sink with mixer tap. Door to garage.

CLOAKROOM: Frosted window to rear. Low level WC.

FIRST FLOOR

LANDING: UPVC Double glazed window to side.

BEDROOM: 3.35m x 3.67m (11'02" max x 12'07" max) UPVC Double glazed window to rear. Radiator.

BEDROOM: 3.48m x 3.04m (11'4" x 9'9") UPVC Double glazed window to front. Radiator.

BEDROOM: 2.45m x 2.13m (8'07" x 7'02") UPVC Double glazed window to front. Radiator.

BATHROOM: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin with mixer tap. Bath with mixer tap and mains shower over. Heated towel rail.

OUTSIDE

FRONT: Laid to lawn area. Driveway providing





off road parking.

GARAGE

REAR GARDEN: Enclosed by fencing. Mainly laid to lawn.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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