



Elter Walk, Gunthorpe, Peterborough

Price: Freehold £290,000

- Four Bedrooms
- Three Reception Rooms
- Conservatory
- En-Suite to Master
- Enclosed Rear Garden
- Garage

EPC Rating: D



Ground Floor

Entrance Hall:

UPVC Double glazed entrance door. Radiator. Laminate flooring. Stairs to first floor.

Lounge:

3.63m x 4.09m (11'11" x 13'5")

UPVC Double glazed window to front. Radiator. Television point. Laminate flooring.

Dining Room:

3.63m x 2.87m (11'11" x 9'5")

Double glazed patio door to rear. Radiator. Laminate flooring.

Conservatory:

3.05m x 2.74m (10' x 9')

UPVC Double glazed windows to side and rear. UPVC Double glazed patio door to rear. Radiator. Laminate flooring.

Kitchen:

4.27m x 2.59m (14' x 8'6")

UPVC Double glazed window and door to rear. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob with cooker hood over. Space for washing machine, dishwasher and fridge/freezer. Radiator.

Study:

2.41m x 2.41m (7'11" x 7'11")

UPVC Double glazed window to front. Radiator. Laminate flooring.

Bathroom:

UPVC Frosted double glazed window to side. Low level WC. Wash hand basin with mixer tap set in vanity unit. Bath with mixer tap and shower over. Tiled walls. Heated towel rail.

First Floor

Landing

Bedroom:

4.29m x 2.77m (14'1" x 9'1")

UPVC Double glazed window to front. Radiator. Built in storage cupboard.

En-Suite:

UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin. Shower cubicle with shower. Tiled walls. Heated towel rail.

Bedroom:

3.66m x 3.38m (12' x 11'1")

UPVC Double glazed window to front. Radiator.

Bedroom:

3.66m x 2.21m (12' x 7'3")

UPVC Double glazed window to rear. Radiator. Built in storage cupboard.

Bedroom:

2.41m x 2.01m (7'11" x 6'7")

UPVC Double glazed window to rear. Radiator. Built in storage cupboard.

Outside

Front:

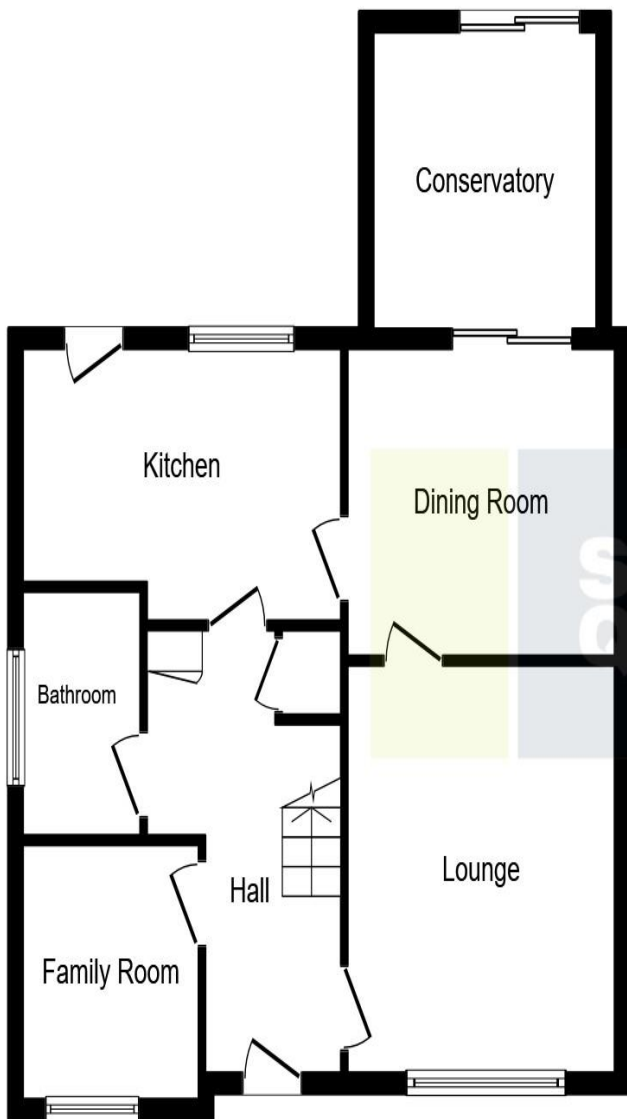
Laid to lawn area.

Rear Garden:

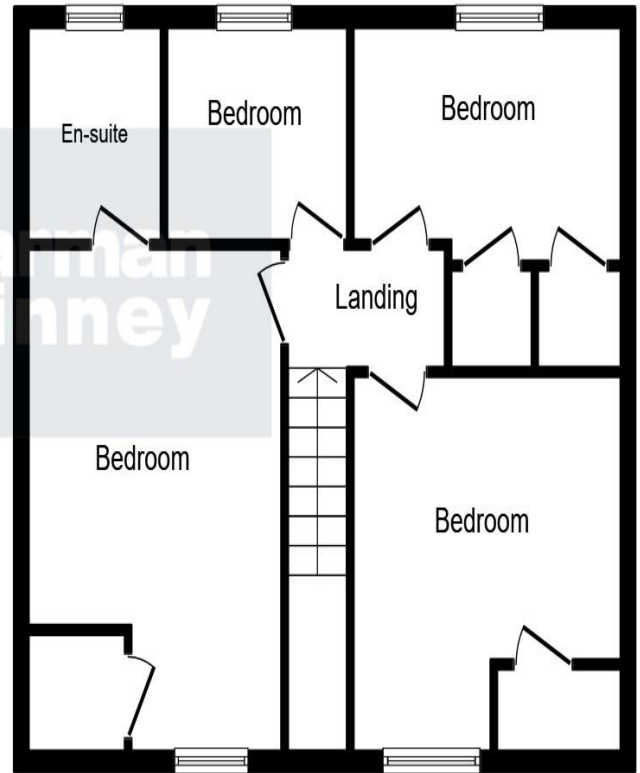
Fully enclosed with rear access gate. Mainly laid to lawn with shrub borders. Patio area. Garage and off road parking.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: WER203451 - 0002



Ground Floor



First Floor

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). Plan produced for Sharman Quinney. Powered by www.focalagent.com

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