



23 Pierce Crescent
Warmington, Northants PE8 6UG



Simpson & Partners



Location Location Location! This well presented, modern detached bungalow is situated in the sought after village of Warmington with lovely countryside walks on your door step and a short walk to all local amenities to include, shop, pub and primary schooling. Further benefits include off road parking, single garage and conservatory to the rear. Enter the property into porch which in turn leads into open plan living/dining room having bay window to front, opening through to modern fitted kitchen with breakfast bar area, ample storage units, space and plumbing for washing machine, integrated appliances to include oven, hob, extractor, fridge/freezer and dishwasher, door to rear garden. Refitted modern bathroom fitted with a three piece suite comprising bath with shower over, vanity storage with low level wc and wash hand basin. Three good sized bedrooms with built in storage to bedroom one and lovely conservatory to the rear overlooking the rear garden. Externally to the front is a driveway providing off road parking leading to a single garage with up and over door and window to the rear. Low maintenance front garden laid to gravel with shrub borders and gated access to a private rear garden laid to patio with shrub borders and timber garden shed. Viewing is highly recommended to appreciate the location and interior of this detached bungalow.

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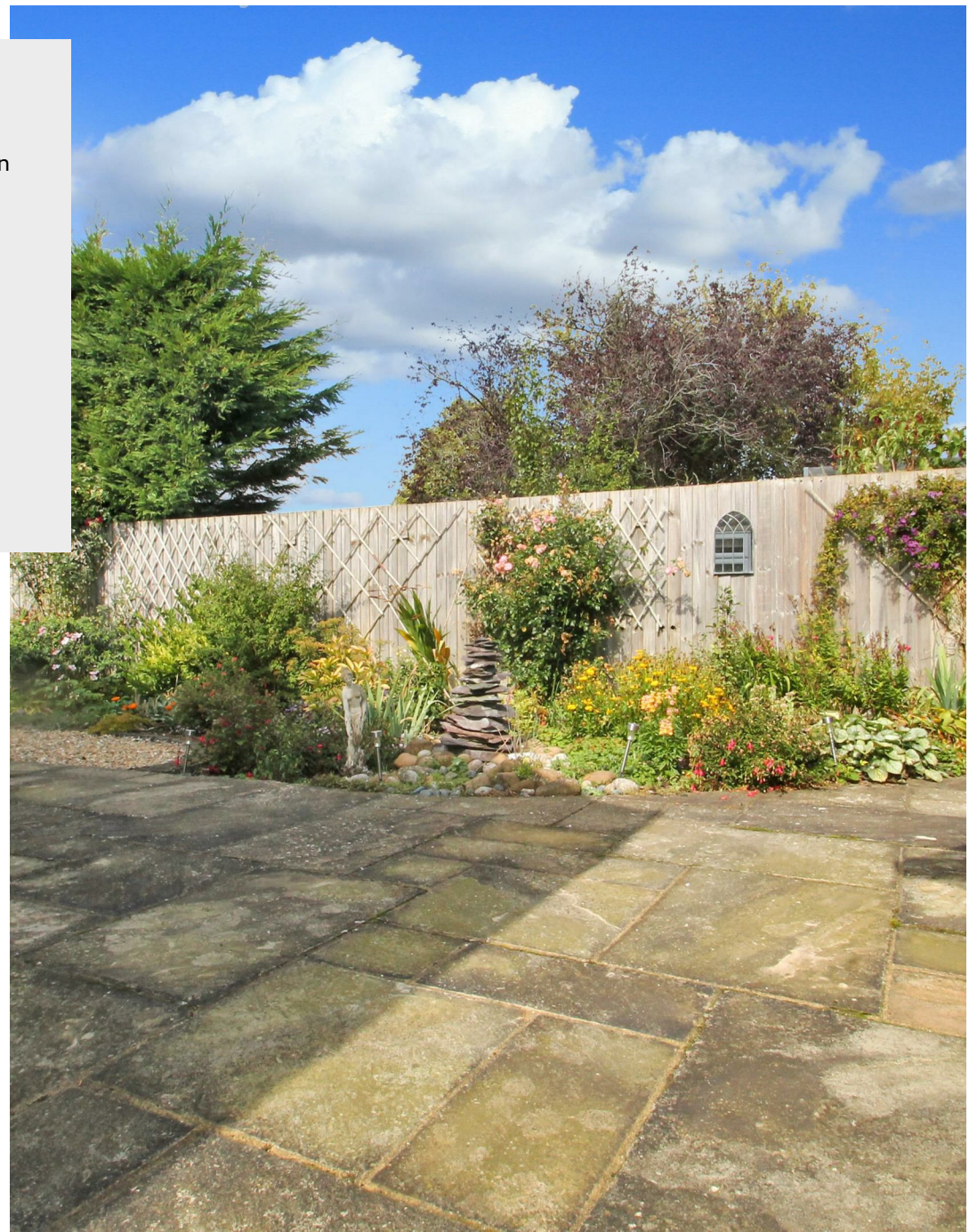
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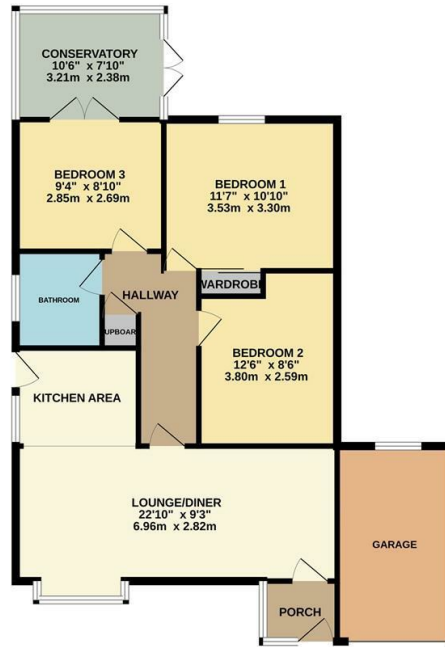
Price £350,000



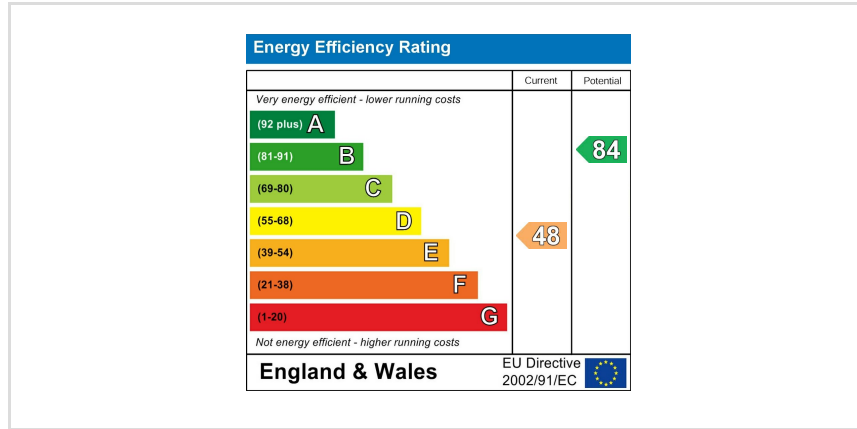
Warmington offers a lovely rural village feel with a strong local community and many amenities to include, a primary school, village shop, post office, a butcher's and pub. The nearest junior and secondary schools are in Oundle. It is 2½ miles east of the town of Oundle near the Cambridgeshire border and is 10 miles south west of the city of Peterborough, both of which offer many amenities and train links in Peterborough. Good road network links to the A1/A14 and M6.



GROUND FLOOR
975 sq.ft. (90.6 sq.m.) approx.



TOTAL FLOOR AREA - 975 sq.ft. (90.6 sq.m.) approx.
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