



Guide price £325,000
Neaverson Road, Ginton, PE6



 4
Bedrooms

 2
Bathrooms



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Overall, this extended semi-detached home is a stunning example of modern family living, offering ample space and high-quality finishes throughout. Don't miss your chance to make this property your own and enjoy the lifestyle it has to offer.

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This beautifully extended 4 bedroom semi-detached home offers modern living in a highly sought-after location. Upon entering the property, you are greeted by a spacious entrance hall leading to the lounge. The lounge seamlessly flows into the sun room, creating a bright and airy space perfect for relaxing or entertaining.

Moving through to the open plan kitchen/diner/utility area, you will find a well-appointed kitchen with plenty of storage and counter space. The dining area is perfect for family meals or hosting guests, with doors leading out to the garden. The utility area offers additional convenience, with a side entrance and a WC for added practicality.

Upstairs, the first floor landing leads to a beautifully refitted family bathroom, complete with modern fixtures and fittings. Bedroom one is a luxurious retreat, with a dressing room and a stunning ensuite featuring jack and jill sinks. Bedroom 4 offers a convenient storage cupboard, bedrooms 3, bedroom 2 both features a storage cupboard as well.

Outside, the property boasts a generous garden with a patio area, perfect for enjoying outdoor living. To the front of the home, a driveway provides parking for 2/3 cars, ensuring convenience for residents and visitors alike.

Overall, this extended semi-detached home is a stunning example of modern family living, offering ample space and high-quality finishes throughout. Don't miss your chance to make this property your own and enjoy the lifestyle it has to offer.

Entrance Hall

Doors to all rooms, stairs to first floor.

Lounge 3.30m x 4.24m (10' 10" x 13' 11")

UPVC double glazed window, Log burner , radiator, opening to;

Sun room 3.40m x 2.79m (11' 2" x 9' 2")

UPVC double glazed windows, Double doors to the garden, radiator.

Kitchen/Dining Room/Utility

Comprising of Matching modern base and wall units with solid wood counter tops, porcelain sink with mixer tap over, high end Zanussi induction hob with matching extractor over and integrated Zanussi double oven and microwave, matching breakfast island with a quartz countertop open plan to the dining area which includes a vertical radiator, UPVC double glazed window, open plan to the Utility area and side entrance with a door to the garden.

WC

UPVC opaque double glazed window, hand wash basin, WC.

Landing

UPVC double glazed window, Doors to all rooms.

Family Bathroom

UPVC Opaque double glazed window, bath with shower over, WC, hand wash basin heated towel rail.

Bedroom 1 *4.09m x 3.11m (13' 5" x 10' 2")*

UPVC double glazed window, radiator, opening to;

Dressing Room

UPVC double glazed window, space for hanging clothes and storing clothes and a dressing table, door to;

Ensuite

Comprising of a walk in shower, WC UPVC opaque double glazed window, Jack and Jill hand wash basins.

Bedroom 4 *2.83m x 2.64m (9' 4" x 8' 8")*

UPVC double glazed window, radiator and a storage cupboard

Bedroom 3 *2.17m x 3.43m (7' 2" x 11' 3")*

UPVC double glazed window, radiator.

Bedroom 2 *2.80m x 3.39m (9' 2" x 11' 1")*

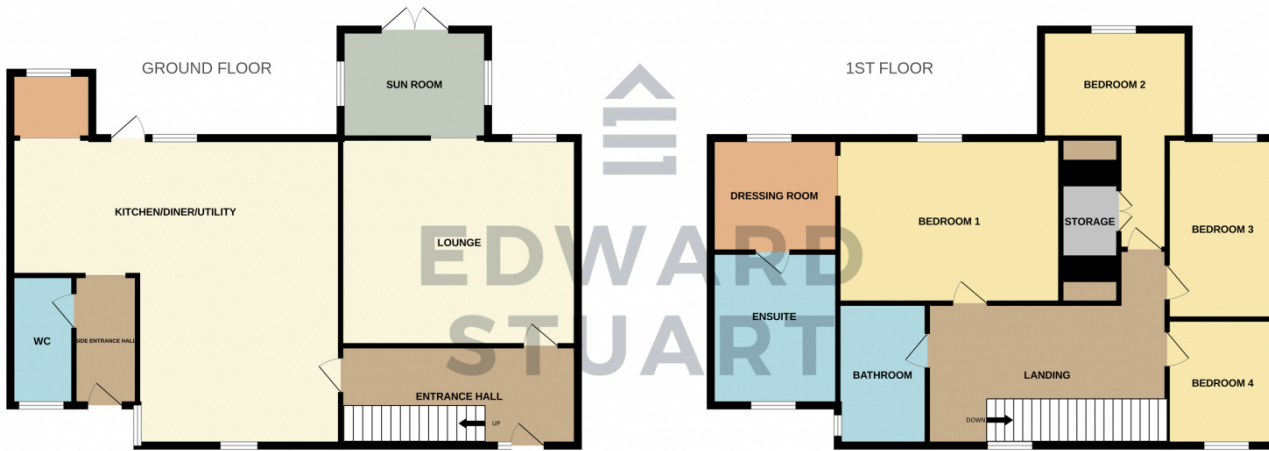
UPVC double glazed window, radiator and a storage cupboard.

Outside

Outside the property boasts a generous rear garden which is mainly laid to lawn but with a patio area ideal for entertaining and al fresco dining, to the front of the home there is a generous drive with parking for 2-3 cars.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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