England & Walles

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Conner From Linear From Linear

Energy Efficiency Graph

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

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Floor Plan



Welmore Road

Glinton, Peterborough, PE6 7LU

This nicely presented, and extended detached family home is located in the popular village location of Glinton, within walking distance of the Secondary School Arthur Mellows village College Academy.

The property briefly comprises downstairs, an entrance hall, a modern two-piece suite cloakroom, and an extended living room with Adams style feature fire place, marble surround and hearth. There is a generous sized kitchen breakfast room that is fitted with a range of base and eye level units, and a matching breakfast bar. Integrated appliances, a drinks preparation area, and a generous sized dining room. There is an internal door leading to the double garage (offering tremendous potential for conversion to an annexe), and double doors from the kitchen area that lead to a family room/snug to the rear elevation, overlooking the rear garden.

Carpeted stairs lead to a spacious Lshaped landing, with the master bedroom benefiting from an en-suite shower room, plus a dressing room. There is an 18ft extended guest room, plus two further double bedrooms, and a three-piece suite family bathroom. Outside to the front is an extensive double width gravel driveway, providing parking for several vehicles, leading to the oversize garage. Gated side access to the rear, where you'll find a large patio area, two feature pergolas, outside power, and a fully lawned and enclosed garden offering a good degree of privacy, and a covered side storage area. Early viewing is advised to fully appreciate all that this home has to offer before you you miss out.







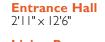












Living Room | 6'|" × | 7'8"

Kitchen 19'5" × 8'7"

Snug | 11'7" × 9'6"

Hallway 3'1" × 6'4"

Dining Room 14'3" × 8'8"

wc 2'11"×6'1"

Landing 3'3" × 8'6"

Master Bedroom $14'3" \times 13'8"$

Dressing Room 6'0" × 5'2"

En-Suite

 $7'10'' \times 5'2''$

Landing 7'3" × 2'8"

Bathroom $7'0" \times 5'6"$

Bedroom Two

Bedroom Three

12'6" × 10'4" **Bedroom Four**

 $10'1" \times 10'1"$

Garage 14'4" × 10'5"

EPC - D 62/77

Tenure - Freehold





