

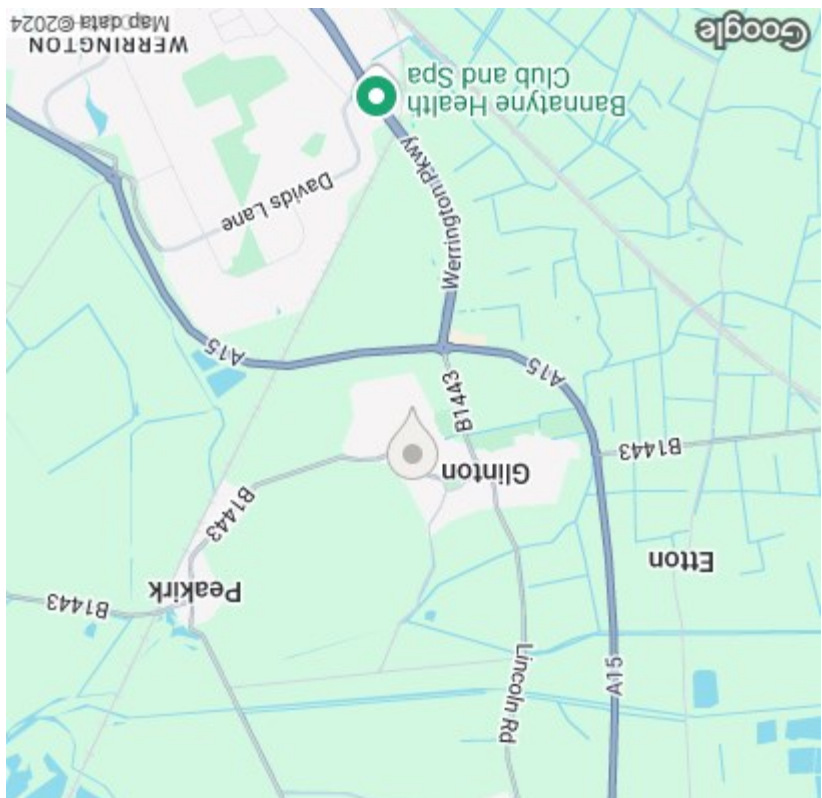
Disclaimers Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

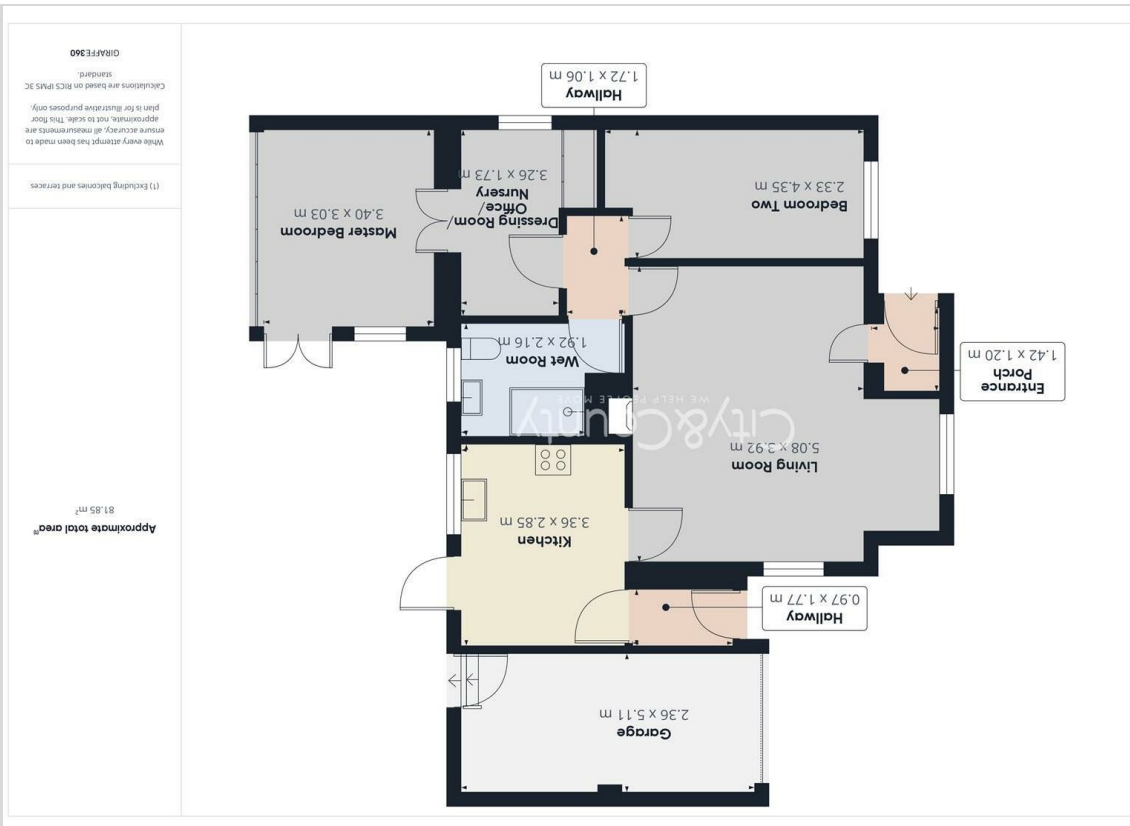
England & Wales	
Energy Rating	Approximate annual energy costs
A	£129 - £153
B	£154 - £182
C	£183 - £214
D	£215 - £250
E	£251 - £291
F	£292 - £334
G	£335 - £382

EU Directive 2002/91/EC

Energy Efficiency Graph



Area Map



Floor Plan

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.

Viewing



St. Benedicts Close

Glington, Peterborough, PE6 7LJ

£350,000 - Freehold , Tax Band - B



St. Benedicts Close

Glinton, Peterborough, PE6 7LJ

****NO FORWARD CHAIN**** Located in the sought-after village of Glinton, Peterborough, this superbly presented and much improved link detached bungalow by the garage solely, on St. Benedicts Close is a true gem. Boasting versatile accommodation, this property offers a comfortable and modern living space that is sure to impress.

Upon entering, you are greeted by an entrance porch that sets the tone for the rest of the property. The generous living room is bathed in natural light thanks to a charming box bay window, creating a warm and inviting atmosphere. The fully fitted kitchen is a highlight, featuring brand new high gloss units, integrated appliances, and stylish vinyl flooring. This bungalow comprises two double bedrooms, with the master bedroom benefiting from an adjoining dressing room/office/nursery complete with full-length mirrored wardrobes. The modern wet room adds a touch of luxury to the property, providing a convenient and contemporary space for relaxation. Outside, the property continues to shine with an open plan front garden, a driveway leading to a single garage, and an enclosed rear garden. The rear garden offers a large patio area, a well-maintained lawn, a timber shed for storage, and gated side access to the front of the property, providing both convenience and privacy. With a Worcester Bosch Gas combination boiler, new carpets throughout, and no forward chain, this bungalow is ready for you to move in and make it your own. Don't miss out on the opportunity to own this delightful home in a desirable location.

Entrance Porch
47' x 3' 11"

Living Room
167' x 12' 10" min / 167' x 175" max

Kitchen
11' 0" x 9' 4"

Hallway
32' x 5' 9"

Hallway
57' x 3' 5"

Wet Room
63' x 71" min / 95" x 63" max

Master Bedroom
111" x 9' 11" min / 111" x 122" max

Dressing Room/Office/Nursery
108" x 5' 8" min / 108" x 7' 10" max

Bedroom Two
77' x 14' 3"

Garage
78' x 16' 9"

EPC - D
6081

Tenure - Freehold

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: Level Access, Lateral Living
Building safety: No
Known planning considerations: No
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No



Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: Not Known
Right of way public: No
Right of way private: No
Registered easements HMLR: No
Shared driveway: No
Loft access: No
Drain access: Yes
Other: No
Parking: Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: TBC
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

