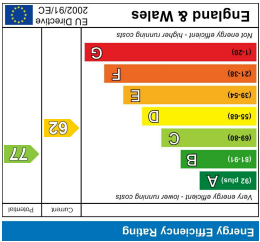


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 LICENCING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Graph



Area Map



Floor Plan

Viewing

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.

Welmore Road

Glinton, Peterborough, PE6 7LU

Offers In Excess Of £450,000 - Freehold , Tax Band - E

4 2 3 D

Welmore Road

Glington, Peterborough, PE6 7LU

This nicely presented, and extended detached family home is located in the popular village location of Glington, 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 L-shaped 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 miss out.



Entrance Hall
0.91 x 3.83 (2'11" x 12'6")

Living Room
4.92 x 5.39 (16'1" x 17'8")

Kitchen
5.92 x 2.63 (19'5" x 8'7")

Snug
3.55 x 2.90 (11'7" x 9'6")

Hallway
0.94 x 1.95 (3'1" x 6'4")

Dining Room
4.36 x 2.65 (14'3" x 8'8")

WC
0.91 x 1.86 (2'11" x 6'1")

Landing
1.00 x 2.60 (3'3" x 8'6")

Master Bedroom
4.36 x 4.17 (14'3" x 13'8")

Dressing Room
1.84 x 1.59 (6'0" x 5'2")

En-Suite
2.41 x 1.59 (7'10" x 5'2")

Landing
2.21 x 0.83 (7'3" x 2'8")

Bathroom
2.14 x 1.69 (7'0" x 5'6")

Bedroom Two
3.53 x 5.84 (11'6" x 19'1")

Bedroom Three
3.82 x 3.15 (12'6" x 10'4")

Bedroom Four
3.08 x 3.09 (10'1" x 10'1")

Garage
4.38 x 3.18 (14'4" x 10'5")

EPC - D
62/77

Tenure - Freehold