



18 Shire Grove

PE1 5LN

Offers in excess of £250,000



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# 18 Shire Grove

## PE1 5LN

Located in a quiet cul-de-sac in a popular area within Peterborough is this much improved semi-detached bungalow convenient to both local amenities and the City Centre and with good transport links nearby, benefitting from a re-fitted kitchen and shower room with separate cloakroom, generous sized lounge/dining room, ample driveway leading to a single garage, and in brief the property comprises.

From the front, step into a light & airy entrance hall with vinyl flooring and a built in storage cupboard with sliding doors, from here, part glazed door leads into a spacious lounge/dining room area with a large double glazed window to the front aspect, to the side, there is a feature surround fireplace housing gas fire, further vinyl flooring and a further double glazed window to the side aspect, separate doors from the lounge, lead to both the inner hall and the kitchen area. With a fully fitted kitchen, with a range of wall & floor level fitted units with ample worktop surfaces, inset single drainer sink unit with mixer tap with storage under, door and double glazed window to the side aspect, large tiled ceramic flooring, an integrated dishwasher, and under counter fridge, plumbing also, for an automatic washing machine, and space for a range style cooker.

An inner hallway leads to the main bedroom space with built in wardrobes with sliding doors, further bedroom, currently being used as a another reception room, with large style tiled flooring, with door leading into the garage, with further double doors leading out onto a covered patio space. A two piece shower room with a walk in shower with, shower over with separate hand shower attachment and wall mounted wash hand basin with mixer tap, fully tiled surrounds with window to the rear aspect.

Outside, to the front, lawned frontage with tarmac driveway to the side, providing ample parking and in turn leads to a single garage with remote operated electric door with power & light connected, to the side of the property, gated access leads to the rear garden. An enclosed rear garden, laid to lawn with flower & shrub borders, garden shed and summerhouse, to the rear of the property, there is covered paved patio seating area with outside lighting, outside tap and power supply.

Tenure: Freehold  
Council Tax Band: B







Entrance Hall:

Lounge/Diner:  
15'10" max x 20'2" max (4.85m max x 6.16m max)

Kitchen:  
9'10" x 8'9" (3.00m x 2.68m)

Rear Hall:

Inner Hall:

Bedroom 1:  
9'10" x 12'3" max (3.02m x 3.75m max)

Bedroom 2:  
10'9" x 10'4" plus door recess (3.30m x 3.16m plus door recess)

Shower Room:

Cloakroom:

Garage:  
16'9" x 8'0" (5.13m x 2.44m)





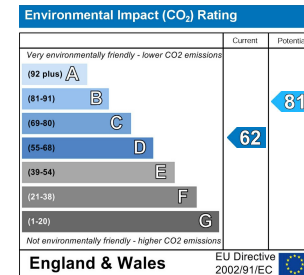
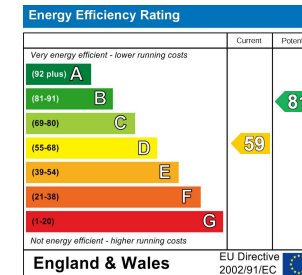
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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