



39 Church View
Northborough PE6 9DQ
£330,000

39 Church View

Northborough PE6 9DQ

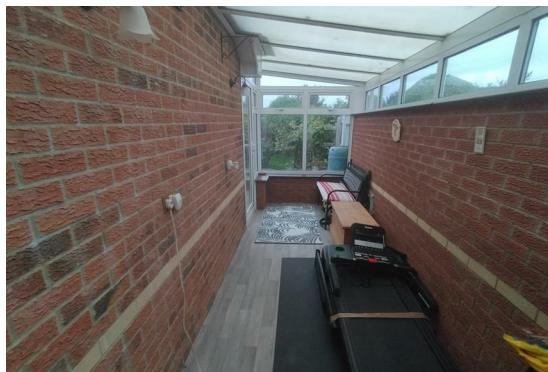
Located in the ever popular and sought after village of Northborough this detached Bungalow is set in a cul de sac position with easy access to the local amenities including the village Post Office, the village Pub, Market Deeping and Peterborough.

This rarely available style of Bungalow is well presented by the current owners, the accommodation comprises; Entrance Porch, comfortable Lounge Diner, rear Hallway, fitted Kitchen and versatile Conservatory. There are also three bedrooms all with ample storage and a wet Shower room.

Outside are Garden front and rear with off road parking. The rear Garden enjoys a high degree of privacy.

With gas radiator heating and PVCu double glazing, early viewing of this rarely available location and style of property. is recommended

Tenure Freehold
Council Tax C





Entrance Porch
Door to

Lounge Diner
17'3" max x 16'0" max (5.27m max x 4.90m max)
Fitted gas fire set in a Adam Style Fireplace, Bay window to the front of the property. Door through to;

Bedroom 2
3.71m x 2.55m Bay window to the front, door to good size wardrobe.



Rear Hallway

Kitchen
11'11" x 7'11" (3.65m x 2.42m)
door to

Conservatory
17'7" x 5'9" (5.37m x 1.76m)
doors to the front storage area and rear Garden

Bedroom 1
12'3" x 8'6" (3.74m x 2.61m)
Substantial range of wardrobes and storage cupboards.



Bedroom 3
8'10" x 6'11" into wardrobe. (2.70m x 2.11 into wardrobe.)
Built in wardrobe with sliding mirror doors, storage cupboard.

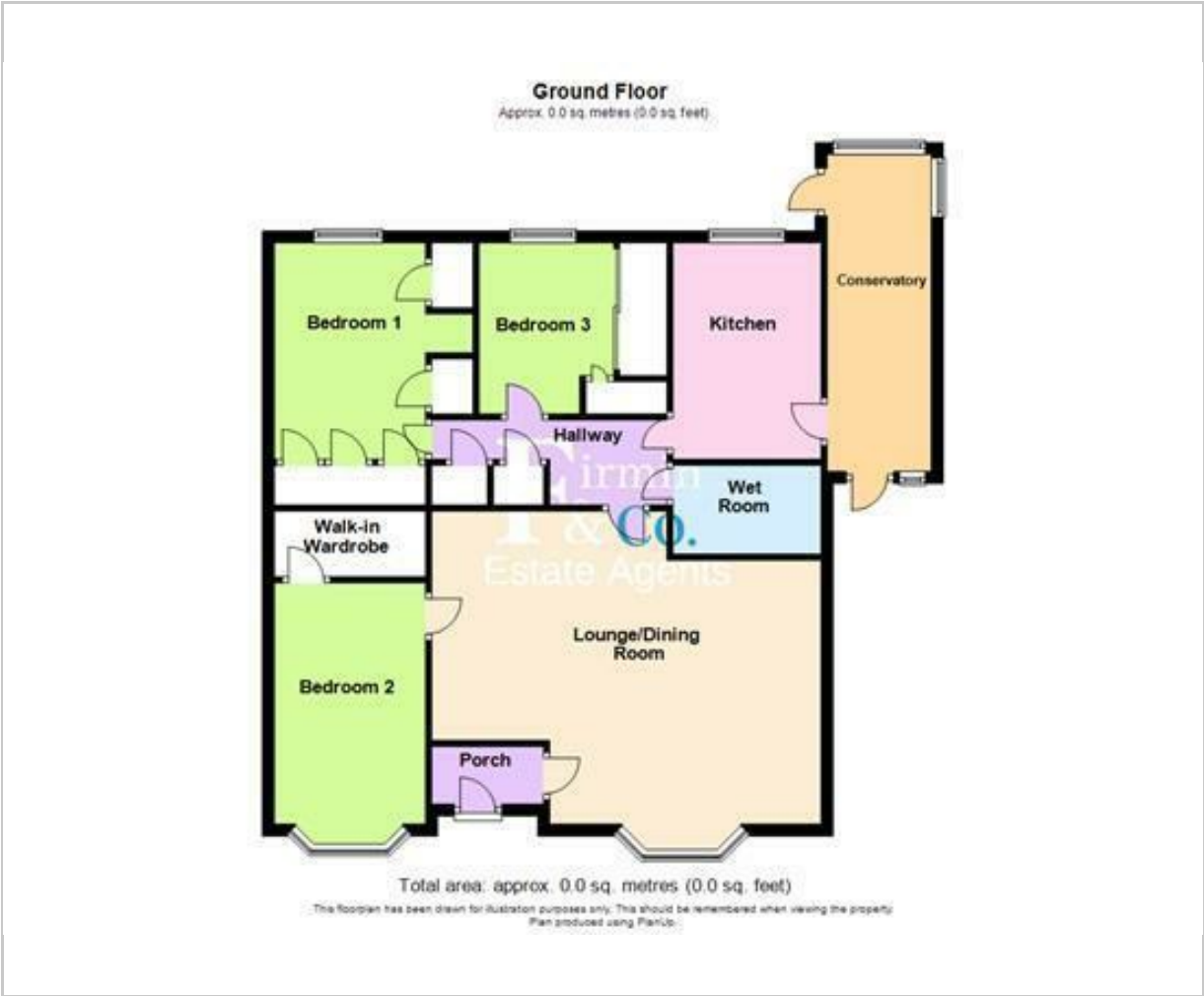
Wet Shower Room

Outside
To the front of the property is an open plan garden laid to lawn with side garden area. There is a driveway giving off road parking. The enclosed rear garden is laid to lawn with floral and shrub borders, there is a good size patio, tap and the Garden enjoys a high degree of privacy to the rear.

Agents Note.
Since the current EPC was placed on the property, the vendors have carried out insulation of Bedroom 2 floor with Kingspan Thermal Board.,



Floor Plan



Viewing

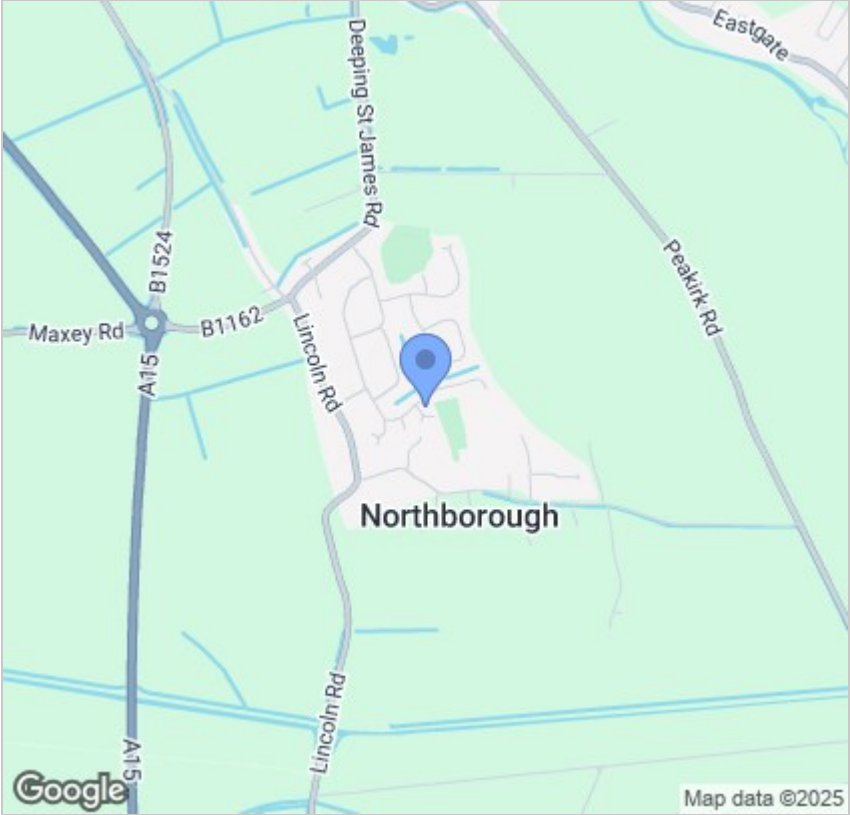
Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



9 North Street,
Crowland, PE6 0EG
T: 01733 259995
E: crowland@firminandco.co.uk

Area Map



Energy Efficiency Graph

