



**FITZJOHN**  
SALES & LETTINGS

76 Central Avenue,  
Dogsthorpe, Peterborough,  
PE1 4LH

Tel 01733 921700  
info@fitzjohnstateagents.com  
www.fitzjohnstateagents.com



## 23 Beech Road Glington Peterborough PE6 7LA

Asking price £250,000



Three Bedroom Semi-Detached Home | No Forward Chain | Sought-After Village Location | Fully Redecorated with New Carpets | South-Facing Garden | Garage & Driveway | Arthur Mellows Village College Catchment.



Recently redecorated throughout and fitted with brand new carpets, the home is ready to move straight into. The ground floor comprises an entrance hall leading into a bright, open-plan lounge and dining area, creating a spacious and sociable living space. The dining area features a serving hatch through to the kitchen, adding character and convenience. The kitchen itself offers plenty of worktop and storage space, with potential for further modernisation if desired.

Upstairs, there are three well-proportioned bedrooms along with a family bathroom fitted with a three-piece suite.

Outside, the property benefits from a private, enclosed south-facing rear garden which is part laid to lawn with a patio area. To the front, there is a single garage and a driveway providing off-road parking.

The property also benefits from uPVC double glazing throughout and gas central heating. It is in Council Tax Band B and holds an EPC rating of D.

This is a well-presented home in a peaceful village setting, offering excellent access to local amenities, schooling, and transport links into Peterborough and beyond. Early viewing is strongly recommended.

Entrance Hall - 10'8 x 5'11

Laminate flooring, radiator, stairs to first floor landing, under stair storage cupboard, uPVC double glazed front door.

Lounge - 14'5 x 10'11

Laminated flooring, radiator, two uPVC double glazed windows.

Dining Room - 9'2 x 8'8

Laminate flooring, radiator, uPVC double glazed window.

Kitchen - 11'2 x 8'2

Tiled flooring, uPVC double glazed window, fitted wall and base units, integrated electric oven with four ring electric hob. Space for washing machine, space for dishwasher, space for fridge.

Landing -

Bedroom One - 12'1 x 11'2

Carpeted flooring, radiator, uPVC double glazed window, boiler cupboard.

Bedroom Two - 11'8 x 10'0

Carpeted flooring, radiator, uPVC double glazed window.

Bedroom Three - 8'3 x 7'1

Carpeted flooring, radiator, uPVC double glazed window facing the front.

Bathroom - 6'10 x 5'9

Vinyl flooring, radiator, frosted uPVC double glazed window, standard WC, pedestal mounted wash hand basin, panelled bath.

Garden -

Enclosed by timber lap fencing, mainly laid to lawn with patio area, side gate.

Single Garage 17'0 x 8'6

Power and lighting, up and over door, personnel door leading to garden.

## Area Map



## Floor Plans



## Energy Efficiency Graph

