

Islip Grove, Stilton Peterborough PE7 3ZJ



welcome to

Islip Grove, Stilton Peterborough

A very well-presented three bedroom home which is set in a quiet position on this popular estate and offers accommodation comprising of; entrance hall, downstairs wc, kitchen/diner, lounge, three bedrooms, ensuite to master, family bathroom, front & rear gardens, driveway for two vehicles!

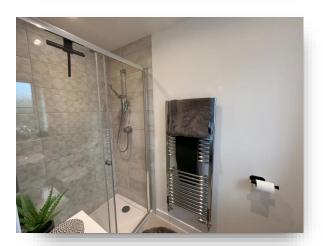












Entrance Hall

Radiator, stairs to the first floor.

Downstairs Wc

Radiator, enclosed close coupled toilet, hand wash basin.

Kitchen/Diner

12' 1" MAX x 13' 3" (3.68m MAX x 4.04m)

Window to the front, radiator. Sink drainer set into work surface, further work surfaces with cupboards below and a range of wall mounted storage cupboards. Fitted electric oven at eye level with gas hob & cooker hood. Integrated washing machine, dishwasher and fridge/freezer. Gas boiler in matching cupboard.

Lounge

10' 9" x 15' 7" (3.28m x 4.75m)

French doors and window to the rear, radiator.

First Floor Landing

Access to the loft.

Bedroom 1

13' 1" x 11' 5" (3.99m x 3.48m)

Window to the front, radiator, overstairs storage cupboard.

Ensuite

Window to the front, heated towel rail, double shower cubicle, enclosed close coupled toilet, hand wash basin.

Bedroom 2

11' 9" x 8' 3" (3.58m x 2.51m) Window to the rear, radiator.

Bedroom 3

12' x 7' (3.66m x 2.13m) Window to the rear, radiator.

Family Bathroom

Heated towel rail, panel bath with shower & screen, enclosed close coupled toilet, hand wash basin.

Outside The Property

To the front of the property, there is a driveway suitable for two vehicles to park side-by-side. There is also a lawn area with bark and small bushes. The rear garden is fully enclosed by fencing and laid to lawn, with a patio area and a shed. There is also a side gate which leads back to the front of the property.

Agents Notes:

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.





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Islip Grove, Stilton Peterborough

- Entrance Hall, Downstairs WC
- Kitchen/Diner, Lounge
- Three Bedrooms
- **Ensuite & Family Bathroom**
- Gardens & Driveway

Tenure: Freehold EPC Rating: B

Council Tax Band: B

offers in excess of

£290,000









Please note the marker reflects the postcode not the actual property

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Property Ref: YXZ109365 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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