



**19 CLARENDON WAY**

Glington, Peterborough, Cambridgeshire, PE6 7JQ

 **Digby & Finch**  
ESTATE AGENTS

## 19 CLARENDON WAY

Glington, Peterborough, Cambridgeshire, PE6 7JQ

*Situated in a quiet end of cul de sac location, this smart detached four bedroom home offers well balanced accommodation, a south facing rear garden and is sold chain free.*

*Perfectly positioned for those wanting peaceful village life or families requiring catchment for Arthur Mellows Village College.*

### GROUND FLOOR

A large lounge dining room is dual aspect with a deep bay window overlooking the front elevation and a fire surround housing an electric fire. To the rear is a generous dining room with sliding doors leading to a conservatory with attractive views over the established south facing rear garden.

The breakfast kitchen has a range of refitted Shaker style wall and floor cabinets along with an integrated dishwasher and a range cooker with extractor hood over. The kitchen is open to a lovely breakfast area which has a deep bay window overlooking the rear.

From the kitchen, access to the utility room can be found with further wall and floor standing cabinets and space for white goods. From here, the cloak room can be found along with access to the garage and a door which leads outside.

### FIRST FLOOR

On the first floor there are four very generous bedrooms along with two bathrooms.

The principal bedroom has an extensive range of Sharpes fitted furniture which provides hanging, shelving and drawer space. The en suite shower room has a shower enclosure, loo and a wash hand basin.

There are three further bedrooms all of which are doubles. These share a refitted family bathroom which has a bath with shower attachment over, a loo and a vanity wash hand basin set within in built cabinetry, providing plenty of storage.





## OUTSIDE

The property is situated within a very attractive location towards the end of a cul de sac.

To the front of the property is a lawn and a shingle driveway which leads to the integral garage.

A pathway to the side of the home leads to a mature enclosed south facing garden which has a central lawn, a hard landscaped seating area with mature borders beyond.

## LOCATION

Glington is a most desirable village some, 4 miles from Market Deeping 6 miles from Peterborough and 10 miles from Stamford.

The village is very well provisioned with a general store and post office, a chemist and a doctors surgery. There is a village hall, a church and a highly regarded Gastro pub, The Blue Bell, which is featured in the Michelin Guide.

There is a primary school which is also home to the preschool campus and the highly regarded Arthur Mellows Village College for secondary schooling.

Glington is excellent for recreational activities with playing fields, a play park, delightful walks and cycling routes being part of the Green Wheel cycle way.

## SERVICES

Electric, gas, water and mains drainage are understood to be connected. The property has gas fired central heating. (none tested by the agent)



## FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



## LOCAL AUTHORITY

Peterborough City Council  
Council Tax Band - E





### TENURE

Freehold

### VIEWING

Strictly by appointment through the agent, Digby and Finch (Stamford Office), Telephone: 01780 758 090.

### PLANS

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

### POSSESSION

Vacant possession upon completion

### EPC RATING

Current - 68/D

Potential - 79/C



## Digby & Finch

8 St Mary's Hill, Stamford, PE9 2DP

Telephone: 01780 758 090

stamford@digbyandfinch.com

digbyandfinch.com

# 19 Clarendon Way, Glinton, Peterborough, PE6 7JQ

Approximate Gross Internal Area = 168.1 sq m / 1809 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Through-the-lens.co.uk © 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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