

for sale

offers in excess of **£230,000**



## Gunthorpe Road Peterborough PE4 7TN

### ALL THE RIGHT INGREDIENTS

Rarely available - this detached bungalow would make a perfect downsize option. Situated on the always popular Gunthorpe road, With the added benefits of garage and off road parking this is a must see property so book your viewing today



# Gunthorpe Road Peterborough PE4 7TN

## Entrance Porch

Fully glazed patterned UPVC double glazed door with matching side window into the entrance porch. Wooden panel ceiling and a fully glazed patterned door with matching side window into the entrance.

## Entrance Hall

Double radiator, telephone point, coving to papered ceiling, doors off onto bedrooms, kitchen, lounge, shower room and a walk in storage cupboard/pantry.

## Walk In Store Room

6' x 5' 11" ( 1.83m x 1.80m )  
Power, lighting and smooth ceiling.

## Kitchen

9' 3" into box bay plus recess x 8' 9" ( 2.82m into box bay plus recess x 2.67m )  
Comprising a range of matching wall and base level units, worktops and a one and a half single drainer sink with mixer tap and tiled splashbacks. Cookerpoint, plumbing for washing machine and space for two half standing appliances. Door into boiler and airing cupboard which houses the water tank, gas boiler and services the hot water and central heating system. Papered ceiling, UPVC double glazed boxed bay window to the rear and a half glazed frosted UPVC door to the side.



## Lounge / Diner

15' 11" x 11' 8" max ( 4.85m x 3.56m max )

Two double radiators, TV point, living flame gas fire (Agents note: not tested at the time of instruction), coving to papered ceiling with ceiling centre rose, two UPVC double glazed windows to the side with UPVC double glazed patio doors into the conservatory.

## Conservatory

8' 2" x 7' 5" ( 2.49m x 2.26m )

With laminate flooring and being constructed of a brick base with UPVC double glazed windows surround. Poly carbonate roof, fully glazed UPVC door into the garden.

## Shower Room

Refurbished shower room which is fully tiled and comprising a three piece suite to include a sitting bath with mixer tap and shower attachment, wash hand basin with mixer tap and set within a vanity unit to include the WC with dual flush and concealed cistern. Heated towel rail, extractor, coving to papered ceiling and a patterned UPVC double glazed window to the side.

## Master Bedroom

10' 8" x 9' 9" ( 3.25m x 2.97m )

Radiator, laminate flooring, double doors into fitted wardrobe with hanging rail and shelving with cupboards above, coving to papered ceiling and patterned UPVC double glazed window to the front.

## Bedroom Two

10' 6" x 9' 5" ( 3.20m x 2.87m )

Radiator, double doors with shelving and cupboards above, coving to papered ceiling and patterned UPVC double glazed window to the front.

## Outside

To the front of the property is laid to lawn with planted side borders, brick wall to the front, block paved path which continues to the side and front. Double gated access to the front leads to the block paved driveway which provides off road parking and in turn leads to the garage. Gated access to the rear.

The rear garden is laid to lawn with a paved patio area and planted side borders. Brick built outbuilding and the garden is surrounded by a timber built fence.

## Garage

Fitted with an up and over door. Power and lighting connected and courtesy door into the rear garden.





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Property Ref: WRN304634 - 0006

**Tenure:** Freehold

**EPC Rating:** D

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