

for sale

guide price **£300,000**



Helpston Road Ginton PETERBOROUGH PE6 7JT

GUIDE PRICE £300,000 - £315,000
CHAIN FREE and ready for a new owner.
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Entrance Porch

Half glazed patterned UPVC door with matching windows to either side into the entrance porch. Patterned ceramic tiled flooring and a fully glazed patterned door with matching side window into the main entrance.

Entrance Hall

Radiator, staircase to first floor landing with an understairs storage cupboard, smooth ceiling and doors through into a third reception room and lounge.

Lounge

17' 1" x 10' 11" (5.21m x 3.33m)

Radiator, TV and telephone points, living flame gas fire with stone surround, cornice coving to smooth ceiling with centre rose, Georgian style UPVC bow window to the front and archway through to the dining room.

Dining Room

10' 4" x 8' 11" (3.15m x 2.72m)

Radiator, cornice coving to smooth ceiling with centre rose, Georgian style UPVC double glazed patio doors into the rear garden and archway through to the third reception room.



Family Room

10' 4" x 8' (3.15m x 2.44m)

Double radiator, cornice coving to textured ceiling, Georgian style UPVC double glazed window to rear and a fully glazed door into the kitchen/breakfast room.

Kitchen / Breakfast Room

15' 7" x 9' 4" (4.75m x 2.84m)

Comprising a range of matching wall and base level units, concealed lighting to the wall units, four glass fronted display units, worktops and a one and a half single drainer sink with a mixer tap over. Cookerpoint with extractor hood above, plumbing for washing machine and dishwasher, space for full standing fridge freezer. Radiator, patterned ceramic tiled flooring, coving to textured ceiling, Georgian style UPVC double glazed window to the rear and a half glazed Georgian UPVC door to side/rear.

First Floor Landing

Smooth ceiling with access to loft, Georgian style UPVC double glazed window to the side and doors off onto bedrooms and bathroom.

Bedroom One

12' 7" x 10' 11" (3.84m x 3.33m)

Radiator, double doors into fitted wardrobe with cupboard above, coving to smooth ceiling and Georgian style UPVC double glazed window to the front.

Bedroom Two

14' 11" max x 9' 8" max (4.55m max x 2.95m max)

Radiator, doors into airing cupboard with cylinder water tank and slatted shelving, patterned coving to smooth ceiling and Georgian style UPVC double glazed window to the rear.

Bedroom Three

10' 3" max x 7' 6" max (3.12m max x 2.29m max)

Radiator, patterned coving to smooth ceiling and Georgian style UPVC double glazed window to the rear.

Bathroom

Comprising a three piece suite to include bath with mixer tap, shower attachment, shower over and shower screen. A wash hand basin with mixer tap over and a WC. Radiator, patterned coving to smooth ceiling and frosted Georgian style UPVC double glazed window to the side.

Outside

The front garden is laid to lawn with mature and established hedging. A driveway provides off road parking which in turn leads to the garage.

A path leads to the rear garden is laid to lawn with mature and established planted side borders. Paved patio area and a further paved seating area. Outside tap and light. The garden is surrounded by a timber built fence.

Garage

Fitted with a metal up and over door. Power and lighting connected.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: WRN305266 - 0003

Tenure: Freehold

EPC Rating: Awaited

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