

for sale

guide price **£300,000 - £310,000**



High Street Glinton Peterborough PE6 7JP

IN THE HEART OF GLINTON VILLAGE you will find this lovely three bedroom property. Being sold with NO ONWARD CHAIN and within walking distance of popular primary and secondary schools, Call us today for your private viewing 01733 579412.



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Entrance Porch

Solid wood door into the entrance porch. Karndeian flooring, dado rail, coving to papered ceiling and solid wood door into the entrance hall.

Entrance Hall

Karndeian flooring continuous from the entrance porch, double radiator, staircase to first floor landing with understairs storage cupboard, coving to papered ceiling with smoke alarm and doors off onto lounge, kitchen diner and cloakroom.

Cloakroom

Comprising a two piece suite to include a wash hand basin with taps over and a WC. Dado rail and wooden paneling to the bottom half of the wall, coving to papered ceiling and patterned double glazed window to the front.



Kitchen / Diner

14' 7" x 9' plus bay windows (4.45m x 2.74m plus bay windows)
Comprising a range of matching wall and base level units, concealed lighting to the wall units, worktops, Belfast sink with double wooden drainer, taps over and tiled splashbacks. Cookerpoint with extractor hood above, plumbing for washing machine, space for a half standing fridge or freezer, further area which could house a full standing fridge freezer, gas boiler servicing the hot water and central heating system. Radiator, telephone point, Karndean flooring continuous from the entrance hall, coving to smooth ceiling, double glazed window to front and double glazed bay window to the side.

Lounge

16' 5" max to inc chimney breast x 11' 8" (5.00m max to inc chimney breast x 3.56m)
TV point, electric fan heater with ceramic coals within farmhouse slip and wooden surround, dado rail, coving to papered ceiling, twin aspect double glazed windows to the side and rear with double glazed French doors leading into the rear garden.

First Floor Landing

Door into storage/airing cupboard with slatted shelving, coving to papered ceiling with smoke alarm and loft access. Doors off onto bedrooms and shower room.

Master Bedroom

12' 3" x 9' (3.73m x 2.74m)
Radiator, telephone point, door into fitted wardrobe with hanging rail and shelving, coving to smooth ceiling and double glazed window to the front.

Bedroom Two

11' 8" inc chimney breast x 8' 5" (3.56m inc chimney breast x 2.57m)
Radiator, door into fitted wardrobe with hanging rails and shelving, coving to smooth ceiling, twin aspect double glazed windows to side and rear.

Bedroom Three

8' 7" x 7' 8" (2.62m x 2.34m)
Radiator, coving to smooth ceiling and double glazed window to rear.

Shower Room

Being half tile and fully tiled to the shower area and comprising a three piece suite to include a walk in double length shower with rainfall head and detachable hose. a wash hand basin with taps over and a WC. Heated towel rail, shaver point, ceramic tiled flooring, coving to smooth ceiling with extractor and a patterned double glazed window to the front.

Outside

To the front of the property is a gravelled driveway providing off road parking, mature and established side borders. A brick wall with gated access leading on to a paved path to the front entrance where there is a storm canopy porch and outside light. Gated access to the side into the ornamental and gravelled rear garden. Paved patio, timber built shed and the garden is surrounded by a brick and stone wall.





Ground Floor

First Floor

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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T 01733 579412
E werrington@connells.co.uk

Unit 6 Staniland Way Werrington
 PETERBOROUGH PE4 6NA

Property Ref: WRN305300 - 0003

Tenure: Freehold

EPC Rating: D

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