

for sale

guide price **£260,000 - £270,000**



Millport Drive Eye Peterborough PE6 7AT

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A lovely detached property located in the popular village of Eye. The property is well maintained and would make a perfect family home. For full details contact us on 01733 579412



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Entrance Hall

Half glazed patterned door into the main entrance. Smooth ceiling with mains fed smoke alarm, staircase to first floor landing, door off onto dining room and lounge.

Lounge

18' 2" x 11' 11" into box bay (5.54m x 3.63m into box bay)
Two radiators, TV, telephone and cable points, smooth ceiling, UPVC double glazed window to the front and a UPVC double glazed box bay window to the side.

Dining Room

10' 3" x 9' 4" (3.12m x 2.84m)

Radiator, ceramic tiled flooring, door into downstairs storage cupboard, smooth ceiling, UPVC double glazed window to the front and UPVC French doors into the sun room. Walkway through into the kitchen.

Kitchen

8' 7" x 7' 9" (2.62m x 2.36m)

Comprising a range of matching wall and base level units, concealed lighting to the wall units, worktops with splashbacks and a one and a half single drainer sink with mixer tap over. Built in oven, grill, four ring hob, splashback and extractor. Integral dishwasher and fridge freezer. Ceramic tiled flooring continuous from the dining room, smooth ceiling with mains fed smoke alarm, UPVC double glazed window to the side and walkway through to the utility area.



Utility

5' 5" x 5' 3" (1.65m x 1.60m)

Radiator, ceramic tiled flooring continuous from the kitchen. Worktop and plumbing for a washing machine, space for further appliance. Smooth ceiling with extractor and door into downstairs cloakroom.

Cloakroom

Comprising a two piece suite to include a wash hand basin with mixer tap over, tiled splashbacks and a WC with dual flush. Radiator, ceramic tiled flooring continuous from the utility, extractor and smooth ceiling.

Sun Room

10' 4" x 7' 9" (3.15m x 2.36m)

Being constructed of a brick base with UPVC double glazed window to either side. Smooth domed ceiling with recess lighting, wooden flooring with underfloor heating and UPVC French doors into the rear garden.

First Floor Landing

Two double sliding doors into fitted storage, smooth ceiling with mains fed smoke alarm and loft access. Doors off onto bedrooms and bathroom.

Bedroom One

12' 3" x 9' 6" (3.73m x 2.90m)

Radiator, TV and telephone points, two mirrored sliding doors into fitted wardrobe, smooth ceiling and twin aspect UPVC double glazed windows to front and side.

Bedroom Two

10' 3" x 9' 6" plus door recess (3.12m x 2.90m plus door recess)

Radiator, smooth ceiling and UPVC double glazed window to the front.

Bedroom Three

8' 4" x 7' (2.54m x 2.13m)

Radiator, telephone point, smooth ceiling with recess light and UPVC double glazed window to side.

Bathroom

Fully tiled to the bath area, half tiled to further wall. Comprising a three piece suite to include a bath with mixer tap over, shower attachment and bifold shower screen. A wash hand basin with mixer tap over and a WC with dual flush. Heated towel rail, shaver point, smooth ceiling with extractor and a frosted UPVC double glazed window to the rear.

Outside

The front garden is laid to lawn with a paved path leading to the front door where there is a storm canopy porch. Gates access to the rear/side garden which is laid to lawn with two paved patio areas with gated access to the driveway and garage. External plug sockets, timber built shed, outside tap and 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: WRN305220 - 0007

Tenure: Freehold

EPC Rating: B

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