



Connells

Gunthorpe Road
Peterborough



Property Description

GROUNDS FOR EXCITEMENT

An amazing opportunity to purchase this large detached family home which sits on a generous plot with four double bedrooms. Offering great potential to make this into your dream home. Being offered for sale CHAIN FREE with accommodation comprising of an impressive entrance hall, 21 ft lounge, large dining room, generous sized kitchen and a downstairs cloakroom. Upstairs you will find the galleried landing with a balcony overlooking the front of the property. there are four family bedrooms all of which are doubles and a five piece family bathroom, An impressive property indeed and well worth a viewing.

Entrance Hall

17' 4" x 7' 4" inc stairwell (5.28m x 2.24m inc stairwell)

Fully glazed, patterned UPVC front door with matching windows to the front into the entrance hall. Double and single radiator, staircase to the first floor landing, coving to textured ceiling and doors off onto the lounge, dining room, kitchen, walk in store room and cloakroom.

Cloakroom

Being part tiled with ceramic tiled flooring and comprising of a two piece suite to include a wash hand basin with taps over and a WC. Textured ceiling and a frosted UPVC double glazed window to the side.

Walk In Storage Cupboard

With shelving and hanging rails

Lounge

21' 2" x 13' 11" max (6.45m x 4.24m max)

Two double radiators, TV and telephone points, open fireplace with a stone and tiled feature surround and a wooden mantel. Coving to textured ceiling and twin aspect UPVC double glazed windows to front and side plus UPVC patio doors into the rear garden.

Dining Room

13' 5" x 13' 5" (4.09m x 4.09m)

Radiator, TV point, coving to textured ceiling and UPVC double glazed window to the rear.

Kitchen

13' 4" x 10' 11" (4.06m x 3.33m)

Comprising a range of matching wall and base level units, worktops, single sink with double drainer and mixer tap over. Plumbing for washing machine, cookerpoint with a Victorian Deluxe Range included in the sale. Double radiator, sliding door into the walk in pantry (with safe), coving to textured ceiling, half glazed door to the side and a UPVC double glazed window to the rear.

First Floor Landing

Galleried landing, radiator, double doors into the airing cupboard, which houses the cylinder water tank and with slatted shelving above. Textured ceiling with smoke alarm. Fully glazed UPVC door with a UPVC window facing to the front of the property, looking onto and leading onto the balcony. Doors off onto bedrooms, bathroom and boiler/storage room.

Bedroom One

13' 10" x 13' 5" (4.22m x 4.09m)

Radiator, coving to ceiling and UPVC double glazed window to the rear.

Bedroom Two

13' 11" x 12' 5" (4.24m x 3.78m)

Radiator, coving to ceiling and UPVC double glazed window to the rear.

Bedroom Three

13' 4" x 10' 11" (4.06m x 3.33m)

Radiator and UPVC double glazed window to rear.

Bedroom Four

10' 1" plus recess x 8' 4" (3.07m plus recess x 2.54m)

Radiator and UPVC double glazed window to the front.

Family Bathroom

10' 3" max x 7' 8" max (3.12m max x 2.34m max)

Being part tiled and comprising a five piece suite to include bath with taps and shower attachment. WC. shower cubicle, wash hand basin (set within a vanity unit) and a bidet. Radiator and frosted UPVC double glazed window to the side.

Outside

The front garden is laid to lawn with mature and established planing. There is an extensive block paved driveway which provides off road parking for several vehicles and in turn leads to the garage. Gated side access leads to the rear.

The extensive rear garden is laid to lawn with mature and established planting. paved patio area, covered area with pond and a summer house.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.









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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EPC Rating: D

Tenure: Freehold

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Property Ref: WRN305464 - 0002