

for sale

guide price **£325,000 - £340,000**



St. Benedicts Close Ginton Peterborough PE6 7LJ

GUIDE PRICE £325,000 - £340,000

An immaculate presented detached bungalow in the sought after village of Ginton. The property has been fully refurbished and is being sold with no onward chain and would make a perfect downsize. Call our sales team on 01733 579412 for full details.



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Entrance

Half glazed patterned composite front door into the main entrance. Radiator, telephone point, coving to textured ceiling. Door through to the lounge/diner.

Lounge / Diner

17' 4" x 16' 8" max (5.28m x 5.08m max)

Radiator, TV point, living flame gas fire with marble hearth and wooden surround, coving to textured ceiling and twin aspect leaded UPVC double glazed windows to front and side. Doors through to inner hallway and kitchen.

Kitchen

11' 1" x 9' 5" (3.38m x 2.87m)

Comprising a range of matching wall and base level units, worktops, single sink with mixer tap over and tiled splashbacks. Built in double oven, grill, four ring induction hob with extractor hood above. Plumbing for washing machine and dishwasher, integral fridge freezer. Radiator, smooth ceiling with recess lighting, UPVC double glazed window and a fully glazed UPVC door into the rear garden and a half glazed patterned door into a side entrance.

Side Entrance

Textured ceiling and half glazed UPVC door to the front.



Inner Hallway

Coving to smooth ceiling with smoke alarm and loft access. Doors off onto Dressing/Nursery/Office, wet room and bedroom two.

Bedroom Two

14' 5" max x 7' 8" (4.39m max x 2.34m)

Radiator, coving to textured ceiling and leaded UPVC double glazed window to the front.

Wet Room

9' 4" max x 6' 3" (2.84m max x 1.91m)

Being fully tiled and comprising a three piece suite to include the shower area with a mains fed shower, wash hand basin with mixer tap over and a WC with dual flush. Smooth ceiling with recess lighting and extractor, radiator and frosted UPVC double glazed window to the rear.

Dressing / Nursery / Office

10' 9" x 5' 10" to front of fitted wardrobes (3.28m x 1.78m to front of fitted wardrobes)

Radiator, two mirror fronted sliding doors into fitted wardrobes (with hanging rail and shelving), coving to textured ceiling and leaded UPVC double glazed window to the side. Fully glazed double doors into the master bedroom.

Bedroom One

12' 2" x 11' 3" (3.71m x 3.43m)

Radiator, four mirror fronted sliding doors into fitted wardrobes (with hanging rails, shelving and inset drawers). Coving to smooth ceiling with a ceiling centre rose, UPVC double glazed window and UPVC French doors into the rear garden.

Outside

To the front of the property there is a paved path leading to the front door. The front garden is laid to lawn with planted side borders with dwarf hedging surround. A further paved path leads to the side entrance and there is a gravel driveway providing off road parking, which in turn leads to the garage. Gated access to the rear garden.

The rear garden is laid to lawn with an extensive paved patio area and planted side borders. timber built shed, outside tap, outside security light. The garden is surrounded by a timber built fence and brick wall.

Garage

Fitted with a metal up and over door, power and lighting connected, useful storage eaves. A fully glazed frosted UPVC courtesy door to the rear.





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

To view this property please contact Connells on

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Property Ref: WRN305524 - 0003

Tenure: Freehold

EPC Rating: D

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