

for sale

£180,000



Linnet Orton Wistow Peterborough PE2 6XY

## LET ME ENTERTAIN YOU!

This modern two bedroom coach house being offered for sale with NO ONWARD CHAIN . Recently refurbished this would make a great property for first time buyers who are looking for a modern property with appliances included in the sale.





# Linnet Orton Wistow Peterborough PE2 6XY

## Entrance

Half glazed frosted UPVC door into the main entrance. Mains power ring doorbell (included in the sale). Wall mounted modern electric radiator, laminate flooring, UPVC double glazed window to the side and staircase to the main hallway.

## Hallway

Laminate flooring, smooth ceiling with sensor LED lighting, UPVC double glazed window to the rear and door into the open plan lounge/dining/kitchen area.

## Open Plan Lounge/Diner/Kitchen

### Lounge/Diner Area

17' 6" max x 10' 2" Excluding bay & door recess ( 5.33m max x 3.10m Excluding bay & door recess )

Laminate flooring continuous from the entrance, cable and network point, Mitsubishi dual heat and air conditioning unit, modern wall mounted Dimplex electric radiator (centrally controlled), door into storage cupboard with safe (included in the sale). Uplighters with LED lights and remote control, Optoma wireless bluetooth digital projector with pre set apps (included in the sale), smooth ceiling with recess lighting, UPVC double glazed window to the front, door through to inner hallway and walkway through to the kitchen area.



## Kitchen Area

8' 2" x 7' 4" ( 2.49m x 2.24m )

A recently replaced kitchen fitted with a range of matching wall and base level units, concealed lighting to the wall units, worktops, built in four piece internal bins and a single drainer sink with mixer tap over and tiled splashbacks. Built in Cooke and Lewis digital oven, grill, four ring hob with extractor hood above. Space for a fridge freezer (the existing fridge freezer is included in the sale). Laminate flooring continuous from the lounge, smooth ceiling with recess lighting and mains fed heat detector, UPVC double glazed window to the rear.

## Inner Hallway

Laminate flooring, smooth ceiling with mains fed smoke alarm. loft access and doors off onto bedrooms and shower room.

## Bedroom One

11' 8" x 8' 8" ( 3.56m x 2.64m )

Laminate flooring, modern wall mounted Dimplex electric heater, free standing wardrobe with hanging rail and shelving (included in the sale), smooth ceiling with recess lighting and UPVC double glazed window to the front.

## Bedroom Two

8' 9" x 6' 11" ( 2.67m x 2.11m )

Modern wall mounted Dimplex electric heater, double doors into fitted storage unit/wardrobe, smooth ceiling with recess lighting and UPVC double glazed window to the side.

## Shower Room

Being fully tiled and comprising a three piece suite to include a shower cubicle with Mira electric shower fitted, wash hand basin with mixer tap over set within a vanity unit and a WC with dual flush. Heated towel rail, shaver point, extractor, door into airing cupboard with tubular heater, slated shelving and hanging rail. Smooth ceiling with recess sensor LED lighting and frosted UPVC double glazed window to the rear.

## Outside

Double gated access into a gravel ornamental courtyard which could be used for additional parking. A driveway provides off road parking which in turn leads to the garage. Electric vehicle charger to front.

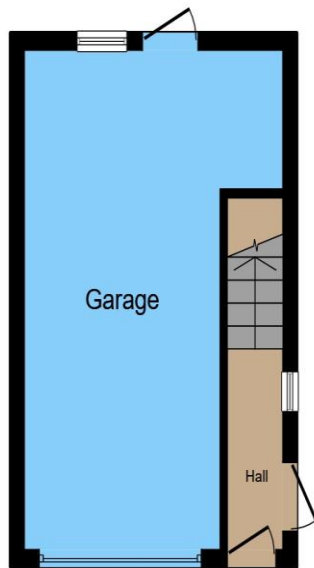
## Garage

17' 7" x 9' 4" plus recess ( 5.36m x 2.84m plus recess )

Fitted with a metal up and over door, power and lighting connected. Plumbing for a washing machine (included in the sale along with the tumble dryer)







**Ground Floor**



**First Floor**

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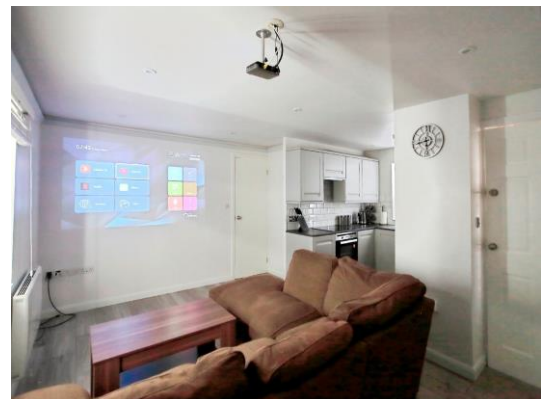
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Property Ref: WRN305710 - 0004

Tenure: Freehold EPC Rating: A

Council Tax Band: A

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