



**Connells**

Oak Road  
Ginton Peterborough



# Oak Road Glington Peterborough PE6 7LD

for sale offers in excess of  
**£260,000**



## Property Description

### VILLAGE LIFE

An excellent opportunity to purchase in the ever desirable village of Glinton which offers primary and secondary schools both within walking distance of the property. the village also offers a pub, church, NISA shop and local rural walks. The property is well presented and move in ready. Accommodation comprises of an entrance hall, lounge with feature fire, dining room, lovely conservatory and a modern fitted kitchen. Upstairs are the three family bedrooms and bathroom. Outside there is plenty of off road parking plus a garage and gardens. A perfect first time purchase. Call today to view 01733 579412

### Entrance Hall

Half glazed patterned UPVC double glazed door into the entrance hall. Radiator with cover, laminate flooring, staircase to first floor landing with and understairs storage cupboard. Further storage cupboard with hanging hooks and shoe storage. Coving to smooth ceiling, part glazed door into the kitchen and door into the lounge.

### Lounge

14' 2" x 11' 10" max inc chimney breast ( 4.32m x 3.61m max inc chimney breast )

Radiator, TV and telephone points, laminate flooring continuous from the entrance hall, feature fireplace, coving to smooth ceiling, UPVC double glazed window to the front and archway through to the dining room.

### Dining Room

9' 2" x 8' 8" ( 2.79m x 2.64m )

Radiator, laminate flooring continuous from the lounge, coving to smooth ceiling and UPVC double glazed French doors with windows to either side into the conservatory.

### Conservatory

11' 4" x 8' 11" ( 3.45m x 2.72m )

Being constructed of a brick base with UPVC double glazed windows surround and to include the roof. Ceramic tiled flooring and UPVC double glazed French doors into the rear garden.

### Kitchen

10' 4" max x 8' 2" max ( 3.15m max x 2.49m max )

Comprising a range of matching wall and base level units, worktops, single drainer sink with mixer tap over and tiled splashbacks. Cookerpoint with extractor hood above, integral dishwasher, plumbing for a washing machine and space for a further appliance. Pantry area, double radiator, ceramic tiled flooring, coving to smooth ceiling, UPVC double glazed window to the rear and a half glazed UPVC door to the side.

## First Floor Landing

Coving to smooth ceiling with access to loft, UPVC double glazed window to the side and doors off onto bedrooms and bathroom.

## Bedroom One

12' x 11' 2" max ( 3.66m x 3.40m max )

Radiator, range of fitted wardrobes with hanging rails and shelving. Coving to textured ceiling and UPVC double glazed window to the rear.

## Bedroom Two

11' 6" x 11' 2" max ( 3.51m x 3.40m max )

Radiator, range of fitted wardrobes with cupboards above and dressing area. Coving to smooth ceiling and UPVC double glazed window to the front.

## Bedroom Three

7' 7" x 7' ( 2.31m x 2.13m )

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

## Bathroom

7' 2" x 5' 9" ( 2.18m x 1.75m )

Refitted, fully tiled and comprising a three piece suite to include a bath with mixer tap over, mains fed shower fitted over with rainfall head, detachable hose and shower screen. A wash hand basin set within a vanity unit which incorporates the WC with dual flush and concealed cistern. Heated towel rail, extractor, laminate flooring, smooth ceiling with recess lighting and frosted UPVC double glazed window to the rear.

## Outside

To the front of the property is a gravel and ornamental front garden, which could be used for additional off road parking. A driveway provides off road parking and leads to double gates access and the garage.

The rear garden is laid to lawn with an extensive woodchip childrens play area, planted side border and the garden is surrounded by fencing. Outside tap and external plug socket.

## Garage

Fitted with a metal up and over door. Power and lighting connected, half glazed courtesy door to the side.

## Agents Note

The property is fitted with solar panels which are fully owned by the vendor



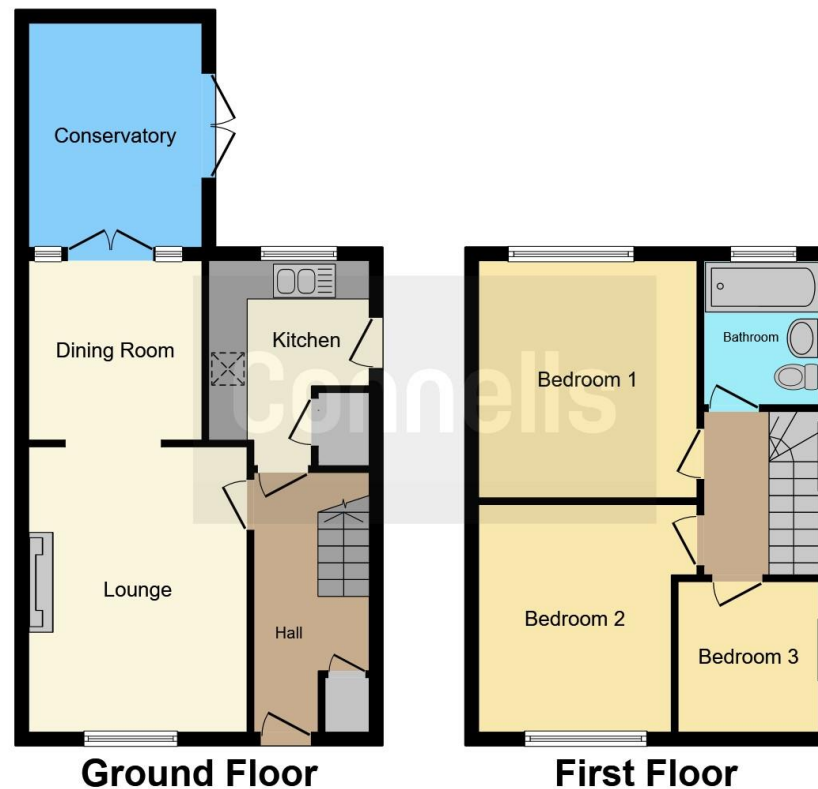












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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