



12 PINGLE LANE

NORTHBOROUGH, PE6 9BW

£350,000
FREEHOLD

****TWO BEDROOM DETACHED BUNGALOW For Sale in Northborough**** Beebys Property Services are delighted to offer this ideally placed bungalow in the heart of the popular and highly sought after village of Northborough. The village offers easy access to the nearby city of Peterborough with train links to London. EPC Rating 'On Order'. Council Tax Band 'C'. NO ONWARD CHAIN.

beebys
PROPERTIES

12 PINGLE LANE

- TWO BEDROOM DETACHED BUNGALOW with GARAGE • Large Living Accommodation • Sun Room • Fitted Kitchen with Appliances • Bathroom with Double Shower Cubicle • Two Double Bedrooms • Enclosed Rear Garden • Garage and Off Road Parking for 3-4 Cars • South Facing Rear Garden • NO ONWARD CHAIN



Hallway

Enter through double glazed door into this spacious hallway.

All rooms are accessible from the hallway with the exception of the Sun Room which is accessed from the Sitting Room / Dining Room.

Sitting Room / Dining Room

Good-sized open plan accommodation with a Sun Room leading off which then gives access to the garden. Laminated flooring, fan light fitting and feature fireplace.

Sun Room

Low brick walls with double glazing, Venetian blinds to all windows, LVT flooring, Velux windows/sky lights, heating and double doors leading to the enclosed rear garden.

Bathroom

Bathroom comprises modern three-piece suite with low-level WC, wash hand basin mounted on vanity unit, and walk-in shower with screen. Obscured window to rear elevation, towel warmer, grab rails, fold-down seat in shower, anti-slip flooring and fittings at comfort height. Recently installed bathroom.

Kitchen

Fitted kitchen with a range of base and wall-mounted units, integrated hob with extractor hood and integrated eye-level oven, integrated washing machine, dishwasher, fridge and freezer. Window to side aspect and French Doors leading to an enclosed rear garden.

LVT flooring and neutral decor with patterned splashbacks between base and wall units.

Recently installed kitchen.

Cupboard contains the boiler; the boiler has been regularly maintained.

Bedroom One

Bedroom one offers dual aspect windows, laminate flooring and a feature fireplace in stone with wooden mantel.

Bedroom Two

Bedroom Two offers a single window to the side aspect, laminate flooring, built-in cupboard and feature fireplace.

Enclosed Rear Garden

Mature garden with areas of decking, lawn, and patio.

This garden is very well thought out and should provide access to the sun for most times of the day as it is a South facing garden.

The decking benefits from a pergola with a cover that can be tucked away when not needed.

Garage and Parking

Garage with carport and driveway for 3-4 cars.

The garage has a window to the side with pedestrian access door.

Description

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ADDITIONAL INFORMATION

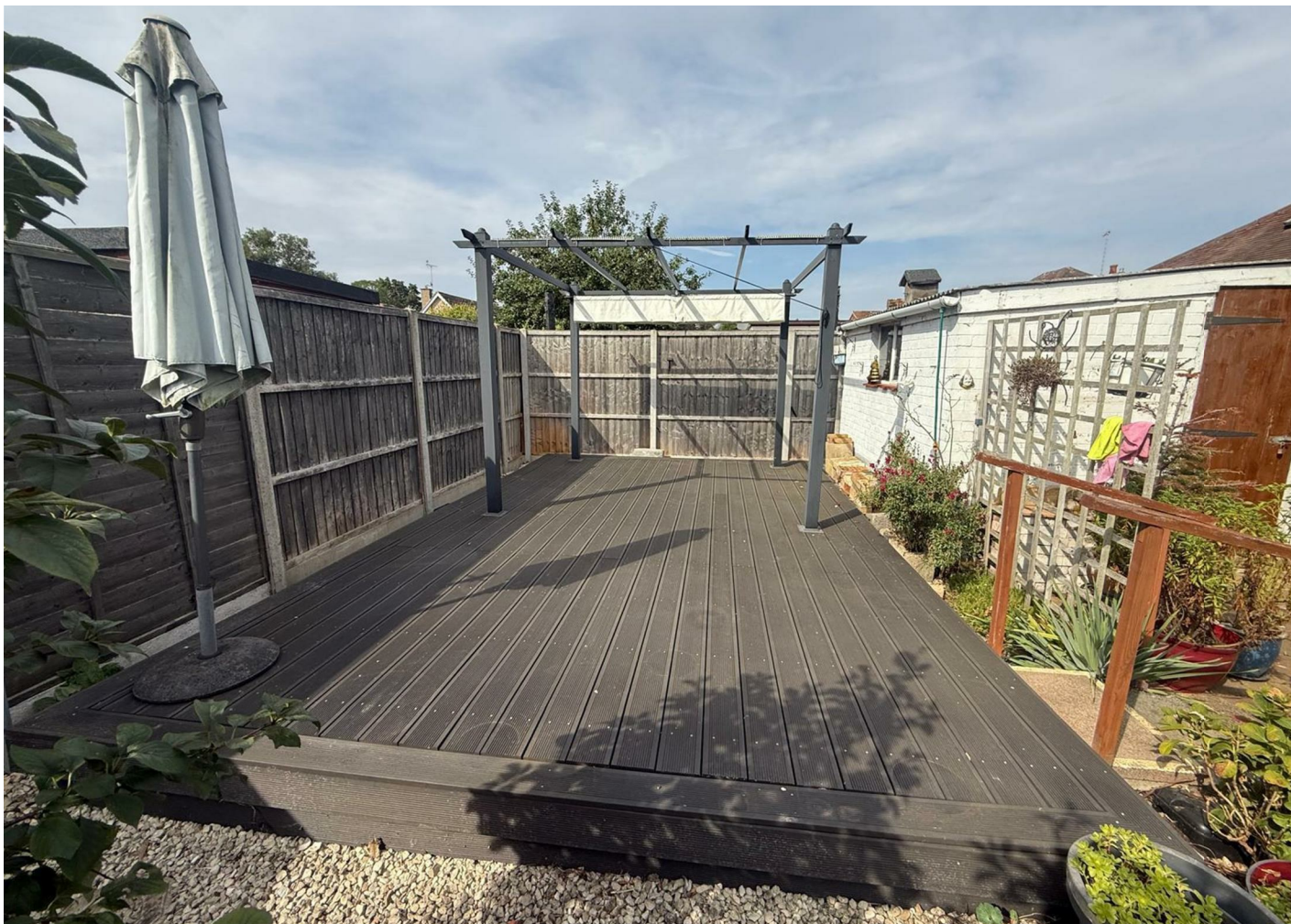
Local Authority – PCC

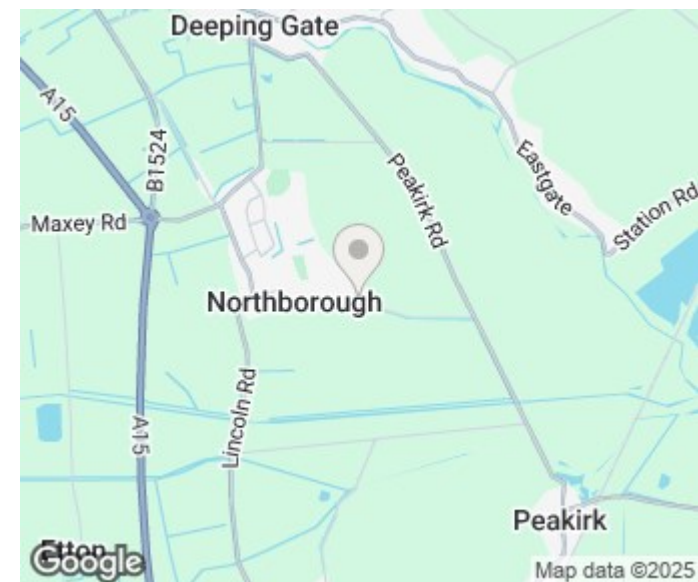
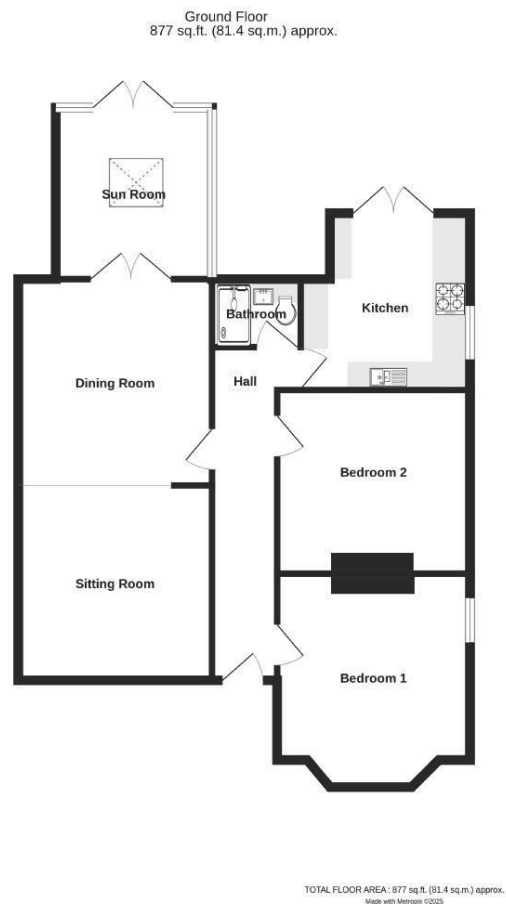
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 0.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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PROPERTIES