

for sale

offers in the region of **£350,000**



Forge End Alwalton Peterborough PE7 3UT

NO ONWARD CHAIN This detached bungalow offers one level living and is set down a cul-de-sac location within the desirable location of Alwalton. The property briefly comprises of four bedrooms, family bathroom, kitchen, an open plan lounge/diner, a front and rear garden, garage and parking.



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Entrance Hall

Door to front, radiator, carpet, textured ceiling, storage cupboard, access to loft and storage cupboard housing water tank.

Lounge

18' 8" x 12' 9" (5.69m x 3.89m)

Window to front, radiator, carpet, feature fireplace, textured ceiling, tv point, telephone point and opening through to dining area.

Kitchen

14' 5" Irregular shaped room x 13' 2" (4.39m Irregular shaped room x 4.01m)

Window to rear, door to side, radiator, textured ceiling, hatch through to dining area, laminate flooring, 2x plumbing spaces,

integral oven, induction hob with extractor over and one and a half sink and drainer.

Dining Room

9' 7" Irregular shaped room x 10' 3" (2.92m Irregular shaped room x 3.12m)

Opening through from lounge, radiator, full height ceiling to floor window to rear, window to side, carpet and textured ceiling.

Bedroom One

12' 10" Including fitted wardrobes x 11' 10" (3.91m Including fitted wardrobes x 3.61m)

Window to front, carpet, radiator, smooth ceiling, fitted wardrobes and fitted cupboard.



Bedroom Two

12' 2" x 8' 11" (3.71m x 2.72m)

Window to rear, carpet, radiator, smooth ceiling and fitted cupboard.

Bedroom Three

10' 11" x 7' 11" (3.33m x 2.41m)

Window to front, carpet, radiator and textured ceiling.

Bedroom Four

9' 1" x 8' 1" (2.77m x 2.46m)

Window to rear, carpet, radiator and textured ceiling.

Bathroom

Frosted window to rear, bath with shower over, wc, wash hand basin, radiator, textured ceiling, carpet, half tiled and extractor fan.

External

Front garden laid to lawn with parking to the side leading to the detached garage. Rear garden is mainly laid to lawn with mature shrubs and trees surrounding.

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.





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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Property Ref: HAH305836 - 0005

Tenure: Freehold

EPC Rating: D

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