



Connells

Websters Close
Ginton Peterborough

Websters Close Glington Peterborough PE6 7LQ

Guide Price
£400,000 to £425,000



Property Description

LOCATION LOCATION LOCATION

Situated in a fantastic cul-de-sac location within the highly sought-after village of Glinton and falling within the prestigious Arthur Mellows Village College catchment area, this impressive four double bedroom detached family home offers spacious and versatile accommodation throughout.

The property welcomes you via a generous reception hall, creating an immediate sense of space and warmth. The ground floor comprises a cloakroom, a spacious lounge, separate dining room, and a well-appointed kitchen/breakfast room featuring a range of built-in appliances, ideal for modern family living and entertaining.

Upstairs, there are four genuine double bedrooms served by a four-piece family bathroom, providing comfortable accommodation for growing families.

Outside, the home enjoys private and mature gardens, offering a wonderful space to relax, entertain, or enjoy outdoor family life. Further benefits include an impressive 31 ft garage providing excellent storage, workshop potential, or secure parking.

Combining a superb village setting, excellent school catchment, generous living space, and beautiful gardens, this is a fantastic opportunity to acquire a substantial family home in one of the area's most desirable locations.

Viewing is highly recommended. Call 01733 579412 for your own personal viewing.

Entrance Porch

Fully glazed UPVC double glazed door leading into the entrance porch with UPVC windows to front & patterned UPVC door with windows either side into the main reception hall.

Reception Hall

Dimplex wall mounted electric heater, telephone points, staircase to the first floor landing, papered ceiling, double doors into the lounge & further doors into the dining room, kitchen/breakfast room, study & cloakroom.

Cloakroom

Half tiled & comprising a two piece suite to include a wash hand basin with taps over, WC, patterned ceiling & UPVC double glazed window to side.

Lounge

Two Dimplex wall mounted electric heaters, TV point, papered ceiling, UPVC double glazed window to the front & double doors into the dining room.

Dining Room

Two Dimplex wall mounted electric heaters, serving hatch into kitchen/breakfast room, papered ceiling, UPVC double glazed window & patio doors into the rear garden.

Kitchen/Breakfast Room

Comprising a range of matching wall and base units with concealed under-cabinet lighting, worktops, double sink with single drainer with mixer tap over and tiled splashbacks. Integrated NEFF stainless steel oven, grill and microwave and a four-ring NEFF hob with extractor hood over. There is also an integrated fridge/freezer, plumbing for a washing machine, and a breakfast bar. UPVC double glazed window overlooks the rear garden, while a patterned glazed UPVC door provides access to the side passage.

Study

Storage cupboards & shelving, smooth ceiling & UPVC double glazed window to the front.

First Floor Landing

Galleried landing, Dimplex wall mounted electric heater, door into airing cupboard & papered ceiling with access to loft. Large UPVC double glazed featured window to front and doors off onto bedrooms and bathroom.

Bedroom One

Dimplex wall mounted electric heater, two separate fitted wardrobes with sliding doors, papered ceiling & two UPVC double glazed windows to the front.

Bedroom Two

Dimplex wall mounted electric heater, smooth ceiling and UPVC double glazed window to the rear.

Bedroom Three

Dimplex wall mounted electric heater, fitted wardrobe, papered ceiling and UPVC double glazed window to the rear.

Bedroom Four

Dimplex wall mounted electric heater, smooth ceiling and UPVC double glazed window to the front.

Bathroom

Being fully tiled to the bath area with the remaining walls being half tiled and comprising a four piece suite to include a Jacuzzi bath with mixer tap & shower fitted over with shower rail. A wash hand basin with mixer tap set within a vanity unit, WC & bidet. Wall mounted electric heater, papered ceiling & patterned UPVC double glazed window to the rear.

Outside

To the front, the property enjoys a well-maintained lawned garden complemented by mature, established borders. A block-paved pathway leads to the front entrance, while a block-paved driveway provides ample off-road parking and access to the garage. A UPVC side access door leads through to the rear garden.

The private rear garden is predominantly laid to lawn and features mature planted borders with established trees, creating a peaceful outdoor setting. Additional benefits include two block-paved patio areas, a glass greenhouse, an outside tap, and timber fencing enclosing the garden.

Garage

Fitted with an up and over door, power and lighting and UPVC courtesy door to the side.

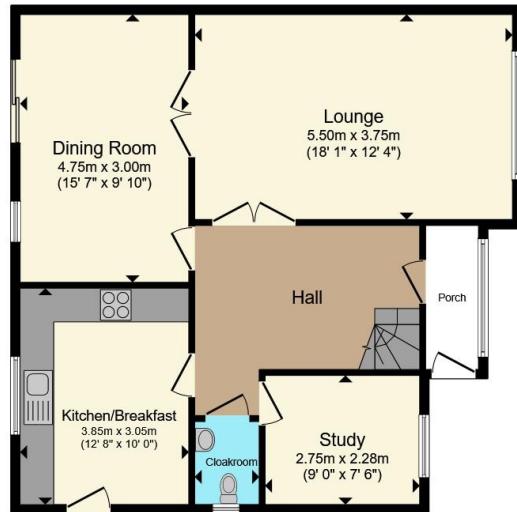
Agents Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

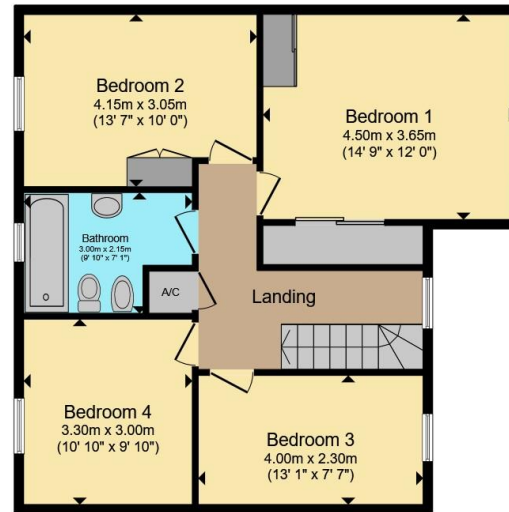








Ground Floor



First Floor



Garage

Total floor area 159.3 m² (1,714 sq.ft.) approx

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.propertybox.io

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To view this property please contact Connells on

T 01733 579412
E werrington@connells.co.uk

Unit 6 Staniland Way Werrington
 PETERBOROUGH PE4 6NA

EPC Rating: E Council Tax
 Band: E

Tenure: Freehold

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