



WEBSTERS CLOSE, GLINTON, PE6 7LQ
£449,000 FREEHOLD

An established detached family home superbly located within the ever-popular village of Glinton, in the same family for decades and ready for its next chapter. Sold with the advantage of no upward chain, four bedrooms and three reception rooms, enjoying southerly facing rear gardens.

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A fantastic location, set within the ever-popular village of Glington and catchment of Arther Mellows Village College, across from open greens, cross the double width driveway and under the canopy storm porch with entrance door opening through to:

ENTRANCE HALL

13'5 x 12'1 a wide bright reception greets you, with side stairs to the first-floor accommodation, parquet flooring, radiator and power points.

CLOAKROOM

With frosted UPVC window to the side aspect, comprising a two-piece suite, low level WC and wash hand basin with tiled flooring.

HOME OFFICE/STUDY

9'11 x 7'9 a versatile room, ideal to work from home with UPVC window to the front aspect, radiator and power points.

DINING ROOM

12'4 x 12'11 another versatile reception room with Dual UPVC window to the rear aspect, radiator and power points.

SITTING ROOM

17'10 x 12'11 a bright room with UPVC window to the rear and UPVC French doors into the conservatory, feature fireplace with gas fire inset, dual radiators, power points and TV point.

CONSERVATORY

9'9 x 10' timber double glazed construction with French doors onto the southerly facing

rear gardens finished with tiled effect flooring.

KITCHEN

11' x 13'5 with UPVC window to the front aspect and part glazed door to the side opening onto the double width driveway, comprising a range of base and eye level storage units incorporating roll edge work surface with 1 ¼ sink inset and mixer tap over, cooker space with freestanding cooker, plumbing and space for washing machine, fridge space, power points and wood effect flooring.

LANDING

With large picture window to the front aspect and recessed airing cupboard.

BEDROOM

13'11 x 8'6 a lovely light room with large picture window and door to the front aspect (balcony not used as unchecked for safety) radiator and power points.

SHOWER ROOM

Comprising a three-piece suite, low level WC, wash hand basin and shower cubicle, fully tiled walls, extractor fan and loft access.

BEDROOM

16'6 x 10'9 (min) 13'2 (max) with dual UPVC window to the rear aspect, fitted double wardrobe with sliding door, radiator and power points.

EN SUITE

With Frosted UPVC window to the side

aspect, comprising a three-piece suite, low level WC, wash hand basin and panel bath, tiled splash backs and radiator.

BEDROOM

11'5 x 13'3 with dual UPVC window to the rear aspect, built in double wardrobe, radiator and power points.

BEDROOM

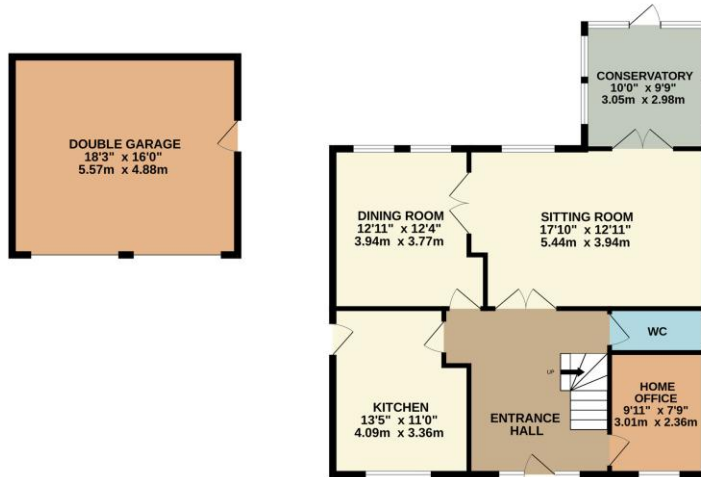
13'3 x 7'11 with UPVC window to the front aspect, radiator and power points.

OUTSIDE

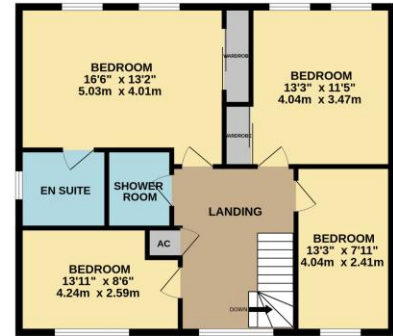
Set within a popular development within the village of Glington 0.6 mile walk to Arther Mellows Village College, across from open greens, the frontage is open and laid to lawn with floral beds, a double width driveway leads to a DOUBLE GARAGE 16' x 18'3 with dual up and over doors, power and light connected with eaves storage and pedestrian door to the side. Gated access to the rear gardens which are mainly enclosed by panel fencing, enjoying a southerly aspect, laid to lawn with patio seating area and shrub borders.



GROUND FLOOR
1185 sq.ft. (110.1 sq.m.) approx.



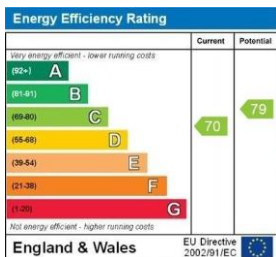
1ST FLOOR
795 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA: 1980 sq.ft. (183.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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