



Beech Road, Glinton Peterborough Freehold: OIEO £315,000

Key Features



- Generous corner plot with private driveway and ample off-road parking
- Bright open plan living with lounge, dining room, and stylish kitchen
- Charming open fireplace
- Versatile external office/studio/gym - ideal for home working
- Located in the popular village of

Glinton, with great access to local outstanding schools and Peterborough city centre. Located in the sought-after village of Glinton, this immaculately presented three-bedroom semi-detached home occupies a generous corner plot with large front and back gardens and offers a perfect blend of character, space, and modern living.

Approached via a private driveway with ample off-road parking and gated access lead to the garage and outdoor office/studio/gym and a beautifully maintained rear garden. Inside, a bright and welcoming hallway sets the tone, opening into a spacious lounge featuring an open fire. The living space flows seamlessly into the dining room and around into a stylish kitchen complete with central island and integrated appliances.

To the rear, a light-filled conservatory with double



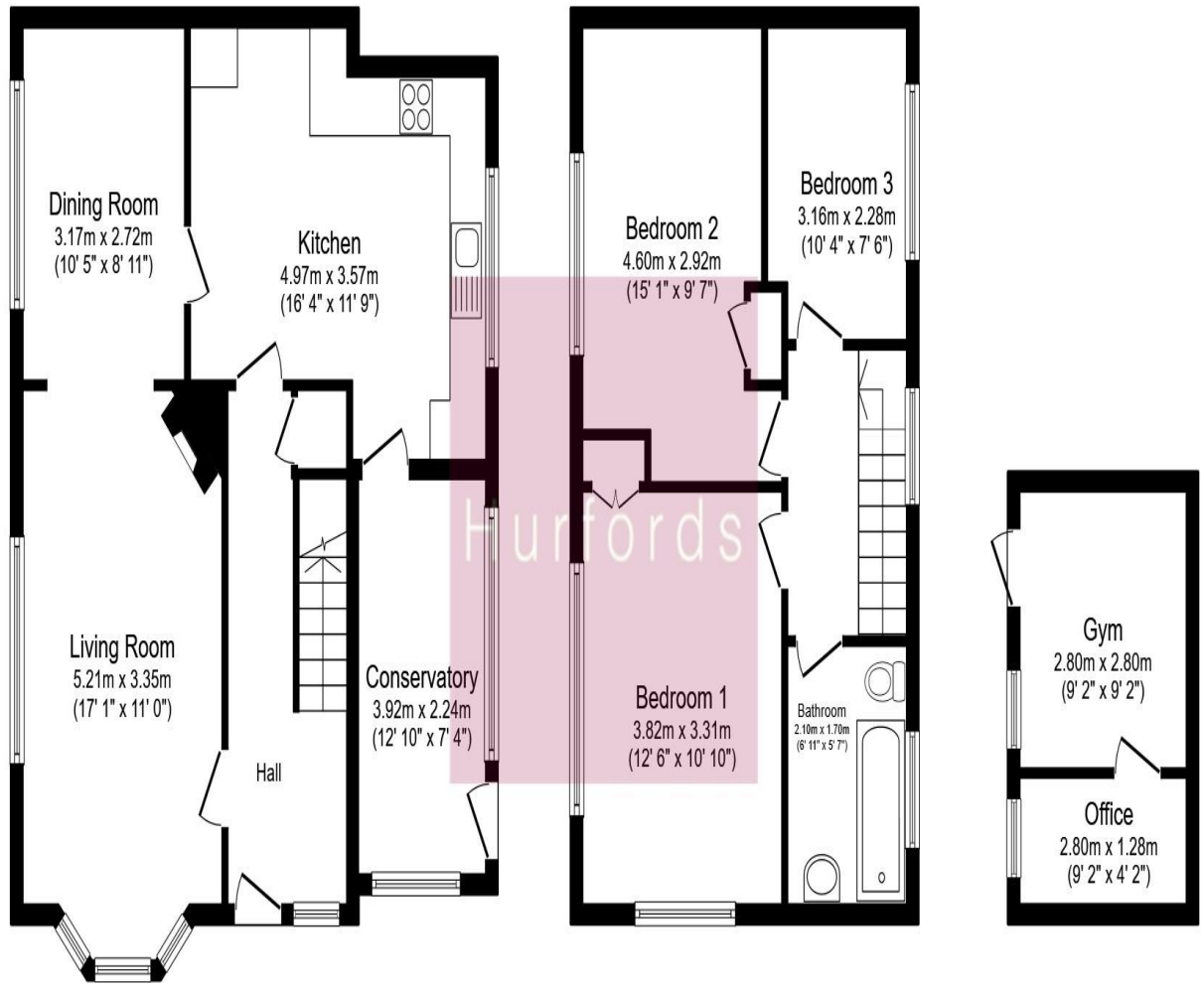
glazed windows offers further living space and opens out to the garden. At the far end of the garden, a high-quality, purpose-built external office/studio provides the perfect solution for remote working, a gym, or creative space.

Upstairs, the home offers two well-proportioned double bedrooms and a third single bedroom, served by a modern family bathroom.

The home also benefits from planning permission to extend the ground floor.

Located in a village setting with easy access to Arthur Mellows Village College, local amenities and excellent transport links into Peterborough





Ground Floor

First Floor

Outbuilding

Total floor area 128.3 m² (1,380 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.focalagent.com

Selling your property?

Contact us to arrange a FREE home valuation.

 01733 380956

 Unit 5, The Barns Milton Lane, Castor, PETERBOROUGH, Cambridgeshire , PE5 7DH

 info@hurfords.co.uk

 www.hurfords.co.uk



 SCAN ME



Hurfords is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Hurfords has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Hurfords has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: HUC104105 - 0003

