



Hurfords

Welmore Road, Glinton Peterborough Freehold: £375,000

# Key Features



- No onward chain
- Positioned in the highly desirable village of Glinton
- Walking distance to the village shop, local pub/restaurant, doctors, primary school & village park
- Within Arthur Mellows Village College catchment area
- Integral garage with driveway for additional vehicles

Glinton benefits from a local doctors' surgery and a highly regarded primary school, making it an excellent choice for families. The local village shop is within easy reach for daily essentials, while the well-regarded village pub and restaurant offers a welcoming place for meals, drinks and community gatherings. Stamford, Market Deeping and Peterborough are also within easy commuting distance, offering further facilities. Peterborough train station is only a 15 minute drive and offers a 50 minute commute to London Kings Cross, perfect for commuters.

Education is a major advantage here, with Peakirk-cum-Glinton CofE Primary School close by and the property falling within the catchment for the renowned Arthur Mellows Village College, which are both only a short walk away.



Families will also appreciate the nearby village park, a popular green space ideal for outdoor play and relaxation. Just a short drive takes you to the picturesque neighbouring village of Peakirk, which also boasts its own popular village restaurant/pub, perfect for weekend dining.

Offered with NO ONWARD CHAIN, this spacious detached home presents a fantastic opportunity for buyers who wish to extend, remodel, or modernise. Subject to the relevant planning permissions, the footprint of this property offers significant potential to create a much larger family home, with potential to make the downstairs living areas open plan.

Internally, the property comprises a useful porch leading into a generous entrance hall/dining area with front-facing windows. The 21ft lounge enjoys multiple windows for superb natural light and opens directly into the conservatory, which overlooks the garden.

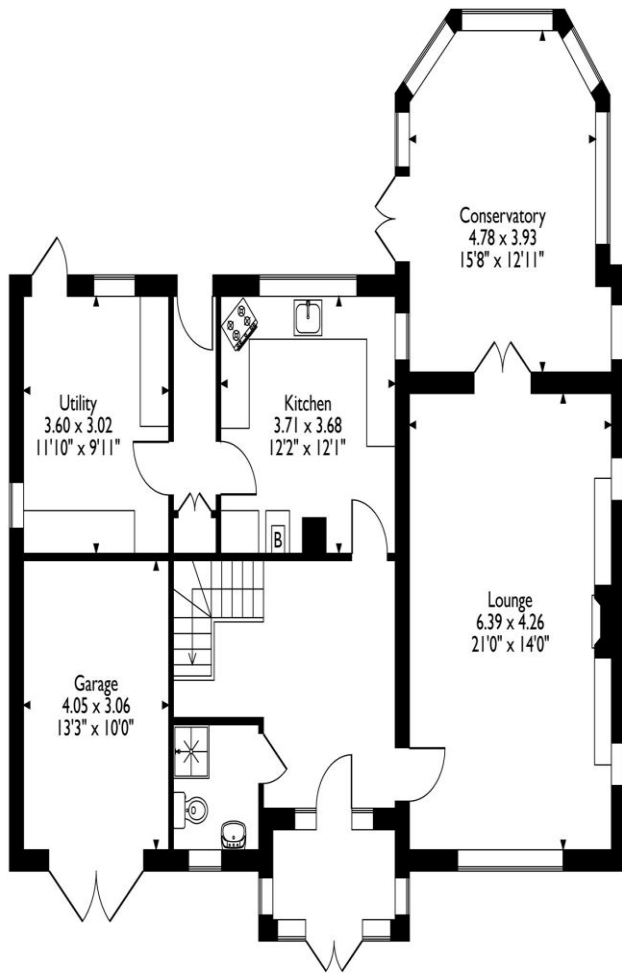
The well-proportioned kitchen includes a range of units, integrated appliances and dual-aspect windows, with further practicality provided by an inner hall and a large utility area.

A recently updated downstairs shower room completes the ground floor layout.

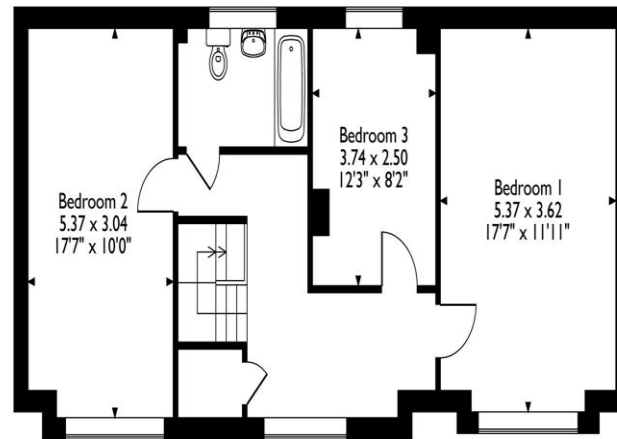
To the first floor are three spacious bedrooms



Welmore Road, Glinton, Peterborough  
Approximate Gross Internal Area  
Main House = 165 Sq M/1776 Sq Ft  
Garage = 12 Sq M/129 Sq Ft  
Total = 177 Sq M/1905 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

and a family bathroom, offering flexible accommodation to suit a variety of buyers.

Externally, the property benefits from a driveway and an integral garage. The rear garden is particularly appealing, being fully enclosed and wonderfully private, with no neighbouring properties overlooking the garden - a rare advantage in such a central village location. The garden's size also adds to the home's potential, offering ample scope for further extension or landscaping should a buyer wish to create an impressive outdoor setting.

This is an excellent opportunity to secure a home with exceptional potential in one of the area's most sought after villages. Viewing is essential to appreciate the setting, privacy, and possibilities this property offers.

# Selling your property?

Contact us to arrange a FREE home valuation.

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