



Peakirk Road, Glinton Peterborough PE6 7LT

welcome to

Peakirk Road, Glinton Peterborough

A rare opportunity to live in the popular Glinton area of Peterborough. Properties are few & far between in this beautiful village & this one will definitely not disappoint. This fabulous family home is a Detached Chalet Bungalow in immaculate condition throughout. The outstanding gardens to the rear really top it off & are filled with mature flowers, plants & trees throughout which are beautifully enclosed. There is an attractive Conservatory to the rear which is glazed with tiled flooring, lighting & heating, giving the option of a third reception room all year round. A generous gravel driveway providing ample off road parking & single garage to the side entrance. The Porch is fully glazed giving fabulous curb appeal. There is a spacious Entrance Hall with open plan staircase & glazed banister, There is a Study with windows to two aspects, Lounge measuring over 24ft with fitted log burner & Dining Room with archway to the Conservatory. The Kitchen is fitted with a modern range of wall & base units, double oven, microwave, induction hob, inset sink and integrated dishwasher and fridge. The Utility Room is fitted with wall and base units, sink & drainer & door to the garden and at there is also a cloakroom and a side porch. On the first floor landing there are Three Bedrooms. The Master has an En-suite comprising shower cubicle, WC & wash hand basin. The Family Bathroom comprises of panel bath with screen, power shower, vanity wash hand basin and heated towel.





Ground Floor



First Floor

Entrance Hall

Study

11' 11" x 10' 5" (3.63m x 3.17m)

Lounge

24' 1" x 11' 11" (7.34m x 3.63m)

Dining Room

10' 7" x 9' 10" (3.23m x 3.00m)

Conservatory

12' 1" x 10' 4" (3.68m x 3.15m)

Kitchen

13' 10" x 9' 10" (4.22m x 3.00m)

Utility Room

12' 2" x 6' 4" (3.71m x 1.93m)

Cloakroom

First Floor And Landing

Bedroom One

20' 8" x 9' 11" (6.30m x 3.02m)

En-Suite

Bedroom Two

18' 7" x 9' 9" (5.66m x 2.97m)

Bedroom Three

12' 1" x 11' 10" (3.68m x 3.61m)

Family Bathroom

Single Garage

Agents Note

Please note that the AML fee covers 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.

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

welcome to

Peakirk Road, Glinton Peterborough

- Handsome DETACHED CHALET BUNGALOW in popular Glinton
- TWO RECEPTION ROOMS
- STUDY & UTILITY ROOM
- CONSERVATORY with warm roof
- BEAUTIFUL landscaped ENCLOSED REAR GARDEN with water feature and green houses

Tenure: Freehold EPC Rating: D
Council Tax Band: E

offers in excess of

£540,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG121535



Property Ref:
PCG121535 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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