



OAK ROAD, GLINTON, PE6 7LD
£335,000 FREEHOLD

A much improved and reconfigured three-bedroom detached family home, set on a fantastic generous corner plot with views over adjoining farmland at the rear, just a short walk to Arther Mellows Village College. Recently updated with an open plan flow to the ground floor living space.

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ACCOMMODATION

Set on a fantastic corner plot, the frontage opens up to extended gravelled off-road parking, up to the modern composite entrance door, opening through to:

ENTRANCE HALL

a long light reception hall greets you with dual UPVC panels to the front aspect, centralizing the entrance, with stairs to the first-floor accommodation, radiator, power points and finished with wood effect flooring.

SITTING ROOM

14'2 (excluding bay) x 12'2 a lovely bright space with UPVC box bay window to the front aspect and further UPVC picture window to the side overlooking the wrap around gardens, feature fireplace with timber mantle over, radiator, power points, TV point and wood effect flooring, opening through to:

KITCHEN DINING

18'7 x 9'1 a cleverly reconfigured space, opened up to maximize space with UPVC window to the rear aspect and UPVC French doors onto the gardens, comprising a range of refitted base and eye level storage units incorporating solid wood work surface with 1 ¼ sink inset and mixer tap over, integrated double oven and four ring hob, integrated dishwasher, and integrated fridge, ample space for a dining table, vertical radiator, power points and finished with wood effect flooring

UTILITY ROOM

10'1 x 7'8 a handy addition to the accommodation with UPVC window to the rear aspect and part glazed UPVC door onto the gardens, comprising a range of refitted base and eye level storage units, incorporating roll edge work surface, plumbing and space for washing machine, space for tumble dryer, power points, ceiling spotlights and wood effect flooring

CLOAKROOM

With frosted UPVC window to the front aspect, comprising a two-piece suite, low level WC and wash hand basin set in vanity unit, heated towel rail and wood effect flooring

LANDING

A light landing with UPVC window to the side aspect, loft access

BATHROOM

With frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin and curved panel bath with shower over, extractor fan, chrome heated towel rail, tiled splashbacks and tiled flooring

BEDROOM

11'11 x 10'1 (min) 12'5 (max) with UPVC window to the rear aspect, enjoying views over the surrounding farmland, built in double wardrobe with hanging rails, radiator and power points

BEDROOM

11'7 x 10'10 another double bedroom with

UPVC picture window to the front aspect, radiator and power points

BEDROOM

8' x 7'7 with UPVC window to the front aspect, radiator and power points

OUTSIDE

Superbly located within the ever-popular village of Ginton, with Arther Mellows within a short walk away. Set on a superb corner plot, the frontage is partially enclosed by fencing and laid to gravel offering extended parking for at least two vehicles and leading to a SINGLE GARAGE with up and over door. Side gated access leads to the generous side and rear gardens mainly enclosed by mature hedging and fencing flanking open farmland on the rear boundary, large side lawns wrap around to the rear with raised gravel seating area, raised wood edged beds and mature trees.



GROUND FLOOR
679 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 1106 sq.ft. (102.7 sq.m.) approx.

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