



**Peakirk Road, Ginton 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 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**

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](http://www.focalagent.com)

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## 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

**£545,000**



Please note the marker reflects the postcode not the actual property

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