



Glebe Road, Stilton PE7 3RQ

Guide Price £235,000



- Beautifully Appointed Semi Detached Home
- Two Bedrooms
- Re-Fitted Kitchen/Breakfast Room And Sanitaryware
- Impressive Landscaped Gardens
- Private Gated Driveway
- Extended Ground Floor Accommodation
- Desirable Village Position
- Ideal First Time Buy Or Excellent Buy To Let Opportunity

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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UPVC Double Glazed Front Door To

Entrance Hall

Engineered Oak flooring, stairs to first floor, recessed lighting, double panel radiator, coving to ceiling.

Sitting Room

14' 9" x 10' 10" (4.50m x 3.30m)

A light double aspect room with UPVC windows to front and side aspects, TV point, telephone point, recessed lighting, understairs storage cupboard, contemporary anthracite radiator, fireplace recess.

Kitchen/Breakfast Room

14' 1" x 10' 6" (4.29m x 3.20m)

Re-fitted in a range of Shaker style cabinets with Oak butchers block work surfaces ,retiled surrounds and ceramic tiled flooring, appliance spaces, drawer units and further pan drawers, a selection of integrated appliances incorporating electric oven, microwave, integral hob with bridging unit and extractor fitted above, single drainer ceramic sink unit with mixer tap, under unit lighting, contemporary anthracite radiator, UPVC window to rear aspect, recessed lighting, inner door to

Conservatory

12' 10" x 9' 2" (3.91m x 2.79m)

Of brick based UPVC double glazed construction, reinforced glazed roofing, French doors to garden terrace to the rear.

First Floor Landing

Access to insulated loft space, airing cupboard housing wall mounted gas fired central heating boiler approximately 7 years old.

Bedroom 1

15' 5" x 10' 6" (4.70m x 3.20m)

Fitted Wardrobe range with hanging and storage, over bed bridging units, UPVC window to front aspect, coving to ceiling.

Bedroom 2

14' 5" x 7' 3" (4.39m x 2.21m)

A light double aspect room with UPVC windows to front and side aspects, radiator.

Family Bathroom

Re-fitted in a three piece contemporary white suite comprising low level WC with concealed cistern, vanity wash hand basin, heated towel rail, under-lit vanity mirror, recessed lighting, full ceramic tiling, panel bath with folding screen and independent shower unit fitted over. LVT flooring.

Outside

There is an extensive gravelled frontage and driveway for one to two vehicles with double gates accessing an additional driveway for a further vehicle. The rear garden measures approximately 88' 7" x 32' 10" (27.00m x 10.01m) primarily lawned ,stocked with exotics and shrubs, a paved terrace, a raised and covered decked seating area, outside tap and lighting , the garden is enclosed by a combination of panel fencing offering a good degree of privacy.

Tenure

Freehold

Council Tax Band - B

