



Peakirk Road, Ginton PE6 7LT

£340,000

GROUND FLOOR

1ST FLOOR



*** 3 DOUBLE BEDROOM HOME IN THE SOUGHT AFTER VILLAGE OF GLINTON *** " This extended semi detached home is located in the highly desirable location of Ginton. This deceptively spacious property boasts three double bedrooms, a large kitchen/diner, conservatory, living room, WC, entrance hall and a four piece family bathroom. There is also a garage and workshop area providing plenty of storage space. The generous rear garden offers a high degree of privacy. Early viewing of this unique property is highly recommended. EPC Energy Rating - D/ Council Tax Band - C" "

ENTRANCE

9' 1" x 11' 1" (2.77m x 3.38m) (approx). Door to side, built in wardrobe, under stairs cupboard and radiator.

KITCHEN/DINER

21' 2" x 11' 7" (6.45m x 3.53m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, space for undercounter washing machine, integrated fridge/freezer, gas hob, oven with extractor fan over. UVPC double glazed window to rear. French doors to conservatory.

LIVING ROOM

15' 9" x 11' 9" (MAX) (4.80m x 3.58m) (approx) UVPC double glazed window to front and radiator.

CONSERVATORY

11' 0" x 9' 4" (3.35m x 2.84m) (approx) French doors to side, windows to rear and sides.

WC

UVPC double glazed window to side. Fitted with a two piece suite comprising low level W/C and wash hand basin.

HALLWAY

UVPC double glazed window to front and stairs to 1st floor.

LANDING

Loft access

BEDROOM ONE

15' 8" x 12' "(max) 8'8' (min) (approx). Two windows to side, built in wardrobe and radiator.

BEDROOM TWO

15' 8" x 11' 9" (max) 8'9" (min) (4.78m x 3.58m) (approx).(L-SHAPED) UVPC double glazed window to front and two radiators.

BEDROOM 3

11' 4" x 11' 7" (3.45m x 3.53m) (approx). Window to rear and radiator.

BATHROOM

11' 7" x 9' 5" (3.53m x 2.87m) (approx). Window to rear. Fitted with a four piece suite comprising low level W/C, wash hand basin, shower cubicle and bath. Radiator.

GARAGE

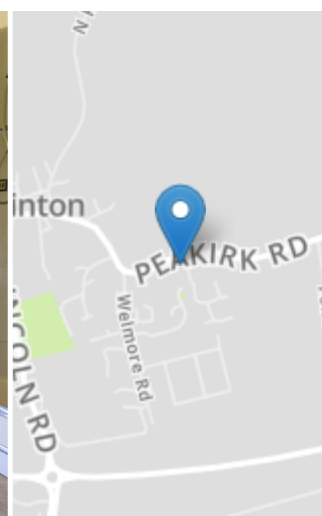
21' 7" x 8' 8" (6.58m x 2.34m) (approx)

STORE

9' 7" x 8' 7" (2.92m x 2.62m) (approx)

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		68	84