

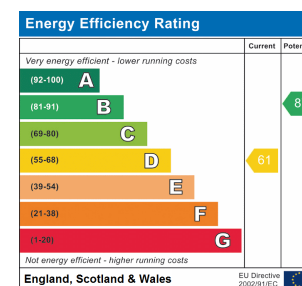


11 Throckmorton, Warboys PE28 2RY

Guide Price £285,000



- Established Semi Detached Home
- Three Double Bedrooms
- Three Car Drive Way
- Private Enclosed Rear Garden
- Garaging
- Close To Village Centre
- No Chain And Immediate Vacant Possession



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— EST 1990 —

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Throckmorton Warboys Huntingdon, PE28 2RY

Approximate Gross Internal Area = 100.7 sq m / 1084 sq ft
Garage = 15.7 sq m / 169 sq ft
Total = 116.4 sq m / 1253 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (D950995)

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Fan Light Panel Door to

Entrance Hall

12' 2" x 7' 10" (3.71m x 2.39m)

UPVC window to side aspect, double panel radiator, fitted cloaks cupboard housing fuse box and master switch, central heating thermostat, stairs to first floor.

Cloakroom

Fitted in a two piece white suite comprising low level WC, wash hand basin, tiling, UPVC window to side aspect, composite floor covering.

Sitting Room

14' 5" x 11' 10" (4.39m x 3.61m)

UPVC window to front aspect, TV point, telephone point, single panel radiator, coving to ceiling, open access to

Dining Room

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

Single panel radiator, coving to ceiling, sliding double glazed internal doors to

Conservatory

9' 10" x 8' 2" (3.00m x 2.49m)

Of UPVC double glazed construction with double polycarbonate roofing, vinyl flooring, French doors to garden terrace at the rear.

Kitchen

9' 6" x 8' 6" (2.90m x 2.59m)

Fitted in a traditional range of Oak effect base and wall mounted cabinets with complementing work surfaces, tiling, single drainer sink unit with mixer tap, appliance spaces, integrated electric oven and ceramic hob with bridging unit and extractor fitted above, base mounted oil fired central heating boiler, glass display cabinets, integral wine rack, vinyl flooring.

First Floor Landing

Two UPVC windows to side aspect, access to insulated loft space, airing cupboard housing hot water cylinder and shelving, additional shelved cupboard.

Family Bathroom

7' 10" x 5' 6" (2.39m x 1.68m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin, panel bath with independent shower fitted over, extensive ceramic tiling, composite flooring, single panel radiator, UPVC window to front aspect.

Bedroom 1

12' 6" x 10' 2" (3.81m x 3.10m)

Single panel radiator, UPVC window to rear aspect.

Bedroom 2

11' 10" x 10' 0" (3.61m x 3.05m)

UPVC window to front aspect, single panel radiator, extensive wardrobe range with hanging and shelving.

Bedroom 3

9' 6" x 9' 6" (2.90m x 2.90m)

Single panel radiator, UPVC window to rear aspect, coving to ceiling.

Outside

To the front is a pleasant area of lawn, edged in a selection of ornamental trees and shrubs. The driveway gives parking provision for three vehicles accessing the **Single Garage** with up and over door, private door to side, outside lighting. The rear garden is pleasantly arranged with an extensive paved seating area, raised timber deck and pergola, an area of lawn, mature evergreen shrubs and timber arbour. The garden is enclosed by a combination of panel fencing and mature evergreen screening offering a good degree of privacy.

Tenure

Freehold

Council Tax Band - C



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