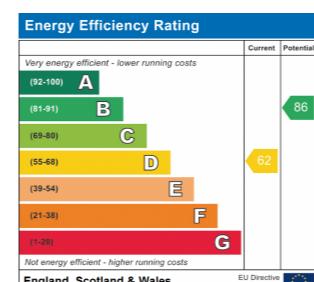




39 Wheatsheaf Road, Alconbury Weston PE28 4LF

£295,000

- Improved And Extended Detached Family Home
- Three Bedromed Accommodation
- Re-Fitted And Sanitary Ware
- Garden Room
- Landscaped Gardens
- Garaging And Two Car Drive Way
- Desirable Village Location



**Peter & Lane**  
PARTNERS  
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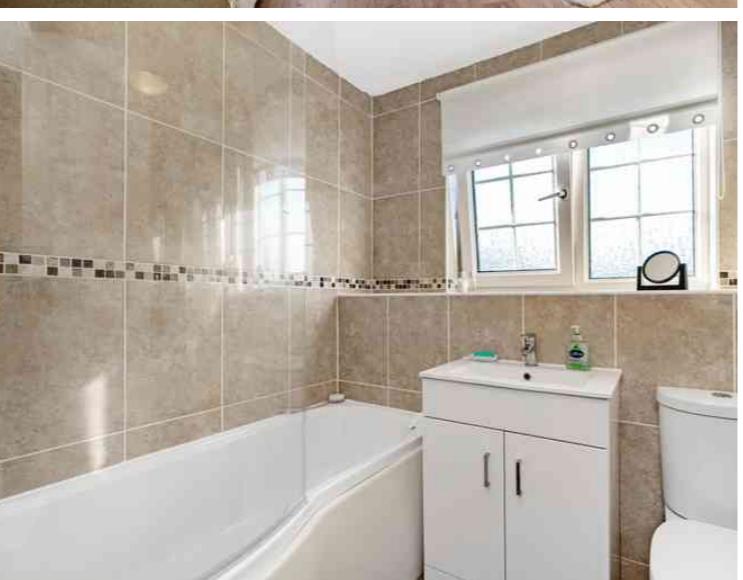
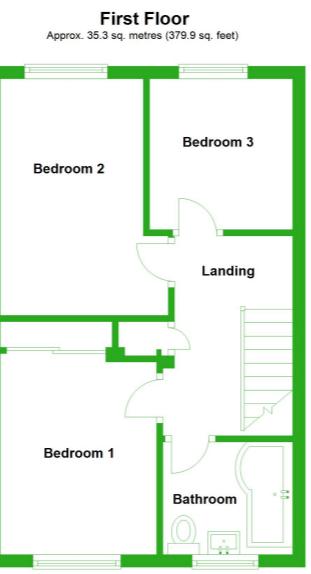
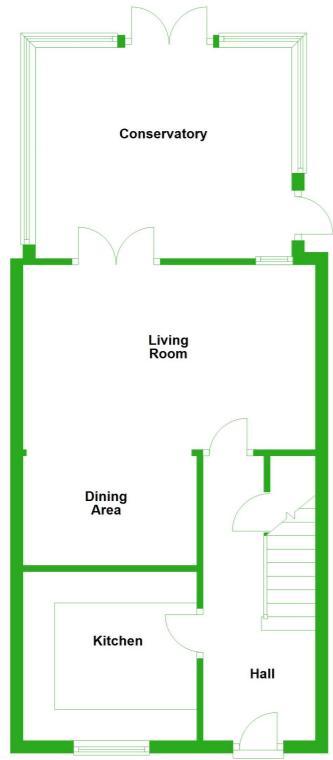
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## Recessed Entrance Porch To

Stained glass UPVC panel door to

## Entrance Hall

14' 9" x 5' 7" (4.50m x 1.70m)

Stairs to first floor, under stairs storage cupboard, double panel radiator, fuse box and master switch, laminate floor covering.

## Kitchen

8' 10" x 8' 10" (2.69m x 2.69m)

Re-fitted in a range of Shaker style base and wall mounted cabinets finished in sage with complementing contemporary tiling, single drainer one and a half bowl stainless steel sink unit, drawer units and pan drawers, integral double electric oven and gas hob with suspended stainless steel extractor fitted above, integrated appliances incorporating fridge freezer, plumbing for automatic washing machine, fitted Le Mans units (formerly known as carousel units), under unit lighting, coving to ceiling, UPVC window to front aspect, larder unit, vinyl floor covering.

## Lounge/Dining Room

16' 5" x 15' 1" (5.00m x 4.60m)

A light open plan space with TV point, telephone point, double panel radiator and further single panel radiator, internal UPVC window and French doors to **Garden Room**, coving to ceiling, laminate floor covering.

## Garden Room

14' 9" x 11' 2" (4.50m x 3.40m)

Of brick based UPVC double glazed construction with 8m vaulted ceiling height, French doors accessing garden terrace to the rear, laminate floor covering with under floor heating.

## First Floor Landing

Access to loft space, airing cupboard with shelving and wall mounted gas fired central heating boiler replaced in 2017/2018 serving hot water system and radiators.

## Bedroom 1

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

Extensive wardrobe range, fixed display shelving, single panel radiator, UPVC window to front aspect, coving to ceiling.

## Bedroom 2

12' 6" x 8' 10" (3.81m x 2.69m)

UPVC window to rear aspect, single panel radiator.

## Bedroom 3

7' 10" x 7' 3" (2.39m x 2.21m)

UPVC 'tilt n turn' window to rear aspect, single panel radiator.

## Family Bathroom

6' 11" x 6' 7" (2.11m x 2.01m)

Re-fitted in a three piece white suite comprising low level WC, vanity wash hand basin with mixer tap, panel bath with folding shower screen with independent shower unit fitted over, chrome heated towel rail, UPVC window to front aspect, full ceramic tiling with glass contour border tiling, composite floor covering.

## Outside

To the front is an extensive drive way giving provision for two or more vehicles with areas of lawn and prepared borders.

The rear garden measures approximately 46' 0" x 28' 0" (14.02m x 8.53m) and is primarily lawned with stocked flower borders, with a selection of ornamental shrubs and enclosed by a combination of panel fencing, a further seating area and a selection of rise beds. There is a **Single Garage** with electrically operated up and over door with window and door to rear aspect measuring 17' 5" x 8' 6" (5.31m x 2.59m).

## Tenure

Freehold

Council Tax Band - C