



7 Penwald Court, Peakirk PE6 7HD

£320,000



*** LOCATED IN THE HIGHLY DESIRABLE VILLAGE OF PEAKIRK *** " This modern town house features 4 bedrooms with a family bathroom and en-suite to bedroom 1, good sized kitchen/diner, lounge, utility room and car port. Fantastically positioned for Arthur Mellows catchment, this beautifully presented family home is nestled in a desirable cul de sac, and within walking distance to bus stops and a pub; The Ruddy Duck. EPC Energy Rating - C/Council Tax Band - C".

ENTRANCE HALL

Door to front, window to side, radiator and stairs to first floor.

UTILITY ROOM

6' 0" x 4' 9" (1.83m x 1.45m) (approx) Fitted with wall units, plumbing for a washing machine, space for tumble dryer, wash basin with mixer tap, low level W/C and radiator.

KITCHEN / DINER

19' 3" (max) x 15' 2" (max) (5.87m x 4.62m) 9' 3"(min) x 8' 7" (min) (2.82m x 2.62m) (approx) (L- Shape) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer taps, space for a cooker, extractor fan over, space for a wine cooler, integrated fridge and freezer, integrated dishwasher, breakfast bar and two radiators. UPVC double glazed window to front, UPVC double glazed windows to rear and side. Door to rear.

FIRST FLOOR LANDING

Stairs to second floor landing, radiator and cupboard.

LIVING ROOM

19' 4" x 10' 0" (5.89m x 3.05m) (approx) UPVC double glazed window to front, Juliette balcony to rear and radiator.

BEDROOM 1

12' 5" x 10' 5" (3.78m x 3.17m) (max) 9' 2" (2.79m) (min) (approx) UPVC double glazed window to rear, wardrobe and radiator.

ENSUITE

6' 8" x 4' 4" (2.03m x 1.32m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin with mixer tap, shower cubicle and heated towel rail. UPVC double glazed window to rear.

BEDROOM 4

9' 3" x 6' 6" (2.82m x 1.98m) (approx) UPVC double glazed window to front and radiator.

SECOND FLOOR

Window to front and cupboard.

BEDROOM 2

14' 1" (max)x 9' 9" (4.29m x 2.97m) 12' (3.66m) (min) (approx) UPVC double glazed window to front, cupboard and radiator.

BEDROOM 3

14' 1" (max) x 9' 1"(4.29m x 2.77m) 12' 0"(3.66m) (min) (approx) UPVC double glazed window to front and radiator.

BATHROOM

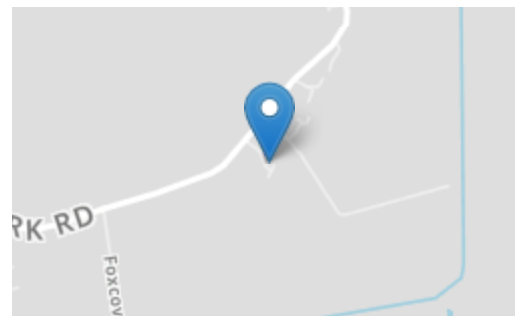
7' 0" (max) x 6' 8" (max) (2.13m x 2.03m) 5' 5" (1.65m) (min) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and radiator. Window to rear.

OUTSIDE

The front of the property has a car port. The rear of the property has fencing and is mainly laid to lawn.

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		84
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

