

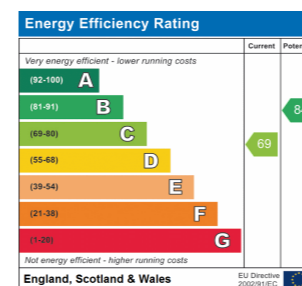


Orthwaite, Stukeley Meadows PE29 6UZ

OIEO £305,000



- Well Proportioned Extended Link Detached Family Home
- Three Bedrooms
- Conservatory
- Single Garage
- Ample Parking Provision
- Enclosed Rear Garden
- Positioned Within A Desirable Estate Location
- Offered With No Forward Chain



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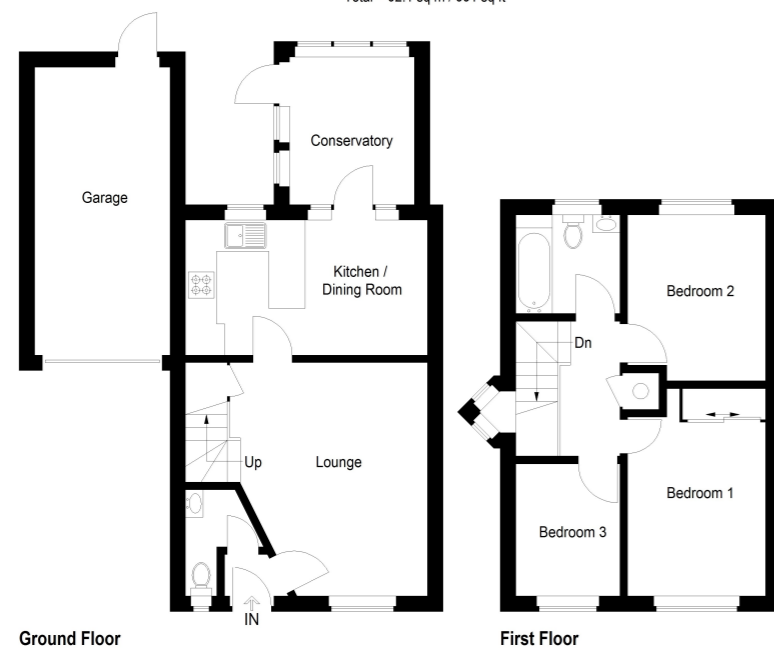
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Approximate Gross Internal Area = 77.3 sq m / 832 sq ft  
Garage = 14.8 sq m / 159 sq ft  
Total = 92.1 sq m / 991 sq ft



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. (ID1000493)  
Housepix Ltd



## Integral Storm Canopy Over

UPVC double glazed front door to

## Entrance Hall

Coving to ceiling, inner door to

## Cloakroom

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with tiling, fuse box and master switch, laminate floor covering.

## Living Room

17' 1" x 15' 1" (5.21m x 4.60m)

Stairs to first floor with under stairs storage cupboard, central fireplace, TV point, telephone point, UPVC bay window to front aspect, laminate flooring, coving to ceiling.

## Kitchen/Dining Room

15' 1" x 8' 10" (4.60m x 2.69m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, radiator, central dividing peninsular unit, glass fronted display cabinet, single drainer sink unit, drawer units, space for fridge freezer, electric cooker point with bridging unit and extractor fitted above, UPVC window to rear aspect, French doors accessing

## Conservatory

9' 6" x 7' 10" (2.90m x 2.39m)

Of brick based UPVC double glazed construction, part vaulted ceiling, door to rear garden, laminate flooring.

## First Floor Landing

Access to insulated loft space, airing cupboard.

## Bedroom 1

12' 10" x 8' 6" (3.91m x 2.59m)

UPVC window to front aspect, radiator, coving to ceiling.

## Bedroom 2

10' 6" x 8' 6" (3.20m x 2.59m)

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

## Bedroom 3

8' 10" x 6' 3" (2.69m x 1.91m)

UPVC window to front aspect, radiator, coving to ceiling.

## Family Bathroom

6' 3" x 5' 11" (1.91m x 1.80m)

Fitted in a three piece suite comprising low level WC, panel bath with independent shower unit over, heated towel rail, pedestal wash hand basin with mixer tap, UPVC window to rear aspect.

## Outside

The frontage is primarily lawned and enclosed by evergreen hedging with parking provision for two vehicles accessing the **Single Garage** with single up and over door, power and lighting. The rear garden is pleasantly arranged with a paved terrace, shaped lawn, some prepared borders and enclosed by a combination of panel fencing.

## Tenure

Freehold

Council Tax Band - C



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