



15 Welmore Road, Glinton PE6 7LU

£375,000



*** NO ONWARD CHAIN *** " Located in the highly desirable village of Glinton, this 3 bedroom detached home offers a great amount of potential to extend or renovate to make the perfect family home. With a generous rear garden, porch, hallway/dining area, living room, conservatory, kitchen, downstairs shower room, utility area, 3 bedrooms and an upstairs bathroom. Viewings are essential to appreciate the location and potential this property has to offer. Council Tax Band - D / EPC Energy Rating - E ".

PORCH

4' 2" x 7' 9" (1.27m x 2.36m) (approx)
Door to front, windows to front and side.

ENTRANCE / DINING AREA

13' 3" (4.04m) x 8' 9"(min) 15' 3" (max)
(2.67m x 4.65m) (approx) Door to front,
two windows to front, radiator and stairs
to first floor.

LOUNGE

13' 4" x 22' 0" (4.06m x 6.71m) (approx)
Window to front, two windows to side,
radiator and French doors to
conservatory.

CONSERVATORY

12' 9" x 16' 1" (max) (3.89m x 4.90m)
(approx) French doors to side, windows to
rear and side , radiator.

KITCHEN

11' 5" x 12' 0" (3.48m x 3.66m) (approx)
Fitted with a range of base and eye level
units with work surfaces over, sink unit
with mixer tap, integrated oven, hob,
integrated dishwasher, floor oil boiler,
space for a dishwasher and space for
undercounter fridge. Window to rear and
window to side.

INNER HALL

2' 8" x 11' 5"(into cupboard) (0.81m x
3.48m) (approx) Door to rear and
cupboard.

UTILITY AREA

9' 8" x 11' 7" (2.95m x 3.53m) (approx)
Fitted with a range of base units with work
surfaces over, space for a fridge / freezer,
plumbing for a washing machine, space
for a dryer, and radiator. Door to rear and
window to rear.

SHOWER ROOM

5' 7" x 5' 8" (1.70m x 1.73m) (approx)
Recently fitted with a new three piece
suite comprising low level W/C, wash
hand basin, electric shower and heated
towel rail. Window to front.

FIRST FLOOR LANDING

Window to front, loft access, cupboard
and radiator.

BEDROOM ONE

11' 8" x 17' 6" (3.56m x 5.33m) (approx)
Window to front and radiator.

BEDROOM TWO

9' 9" x 17' 6" (2.97m x 5.33m) (approx)
Window to front and radiator.

BEDROOM THREE

8' 2"(max) x 11' 7" (2.49m x 3.53m)
(approx) Window to rear and radiator.

BATHROOM

5' 4" x 8' 9" (1.63m x 2.67m) (approx)
Fitted with a three piece suite comprising
low level W/C, wash hand basin, bath and
radiator. Window to rear.

INTEGRAL GARAGE

13' 3" x 9' 9" (4.04m x 2.97m) (approx)
Double doors to front.

OUTSIDE

The front has a driveway. The rear of the
garden 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.

