



31 Northam Close, Eye PE6 7TS

£235,000



*** SPACIOUS ESTABLISHED SEMI DETACHED HOME IN CUL DE SAC LOCATION *** " Guide Price £235,000 - £240,000 for this property has been much improved by the current owner providing a home that has a perfect mix of flexible and generous accommodation including three good sized bedrooms and two reception rooms with modern tweaks such as a refitted shower room and recently fitted combination boiler two years ago. A lovely feature of this property is the large enclosed south facing rear garden. In the garden is an outbuilding split into two, providing a utility room and garden store. There is private off road parking for at least two vehicles. Located close to local amenities, the 12 hectare Eye Green Nature Reserve and situated on the outskirts of the City of Peterborough provides an ideal location with close road links giving access to the City, northwards to Crowland and Spalding and Eastwards towards Wisbech and Kings Lynn. This one is well worth viewing to appreciate what's on offer. EPC Energy Rating - D/ Council Tax Band A".

ENTRANCE HALL

Stairs to first floor landing, radiator, door to:

DINING ROOM

12' 8" x 9' 3" (3.86m x 2.82m) (approx.) UPVC double glazed window to front, radiator door to:

LOUNGE

15' 10" x 13' 4" (4.83m x 4.06m) (approx.) UPVC double glazed windows to rear and side aspects, radiator, TV point, part glazed door to:

KITCHEN

9' 3" x 8' 0" (2.82m x 2.44m) (approx.) Fitted with a range of base and wall mounted units, cupboards and drawers below fitted work surface, stainless steel single drainer sink unit with mixer tap, built in four ring gas hob, built in oven, space and plumbing for washing machine, tiled floor, UPVC double glazed window to side, arch through to:

REAR LOBBY

Part glazed UPVC double glazed door to garden, door to:

SHOWER ROOM

9' 3" x 5' 0" (2.82m x 1.52m) (approx.) Re-fitted with a three piece suite comprising low level WC with hidden cistern and dual push button flush, vanity wash hand basin, walk in shower enclosure with low threshold tray and wet wall shower panels, towel radiator, further radiator and UPVC double glazed window to rear.

FIRST FLOOR LANDING

Access to loft, UPVC double glazed window to side, doors to bedrooms.

BEDROOM 1

12' 9" x 11' 1" (3.89m x 3.38m) (approx.) (into wardrobe recess) UPVC double glazed window to front, radiator, walk in storage cupboard housing Worcester combination boiler and shelving.

BEDROOM 2

11' 11" x 7' 7" (3.63m x 2.31m) (approx.) UPVC double glazed window to rear, radiator.

BEDROOM 3

8' 10" x 7' 11" (2.69m x 2.41m) (approx.) UPVC double glazed window to rear, radiator, TV point.

OUTSIDE

There are gardens to the front and rear. The front is enclosed by fence with driveway providing private off street parking with further gravelled area providing extra parking. A gateway provides access to the rear garden which is enclosed by panel fence, is mainly laid to lawn with paved patio with electrical sockets installed for outdoor lighting. There is also a detached outbuilding:

OUTBUILDING (UTILITY ROOM)

9' 0" x 8' 5" (2.74m x 2.57m) (approx.) With electrical supply, fitted base units, space for tumble dryer

OUTBUILDING (GARDEN STORE)

9' 0" x 7' 6" (2.74m x 2.29m) (approx.) With electrical supply

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.

