



Hawkshead Way, Gunthorpe PE4 7JN

£220,000





*** EXTENDED SEMI DETACHED HOME WITH DRAWINGS TO EXTEND FURTHER STPP *** " Well presented throughout, this 2 bedroom semi detached home has been extended already, however does have drawings to extend further STPP to include a garage and a larger bedroom 2. The home itself features off road parking for multiple cars, a porch with storage, lounge, kitchen/diner with velux windows, 2 bedrooms and a refitted bathroom. EPC Energy Rating - D/Council Tax Band - A".



'Making your move easier'

PORCH

Door to front and cupboard.

LIVING ROOM

13' 7" x 11' 6" (4.14m x 3.51m) (approx). UVPC double glazed window to front, radiator and stairs to 1st floor.

KITCHEN/DINER

18' 4" x 11' 6" (5.59m x 3.51m) (approx). Extended. Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, gas hob and oven, space for undercounter washing machine, space for freestanding fridge/freezer, space for undercounter tumble dryer and dishwasher. 2 x Velux windows, door to rear and bifold door to rear.

1ST FLOOR

Cupboard

BEDROOM 1

11' 4" x 11' 6" (max) 8'3" (min) (3.45m x 3.51m) (approx). UVPC double glazed window to front, radiator, cupboard and loft access.

BEDROOM 2

10' 4" x 5' 4" (3.15m x 1.63m) (approx). UVPC double glazed window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin and bath with shower over and window to rear.

OUTSIDE

The front of the property is a brick driveway providing off road parking.

The rear of the property has fencing, slabs and laid to lawn.

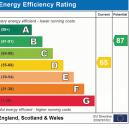
AGENT NOTES

Drawings have been done for an extension to the side of the property to include a garage and a bigger bedroom 2. Available upon request. Planning application Reference - 18/00007/HHFUL

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.







roperty details herein do not form part or all of an offer or contract. Any measurements included are for guidance only and, as such, must ot be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither ave we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and ccuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown re not to scale and are meant as a guide only. 1110 Lincoln Road Peterborough, PE4 6BP T: 01733 574969