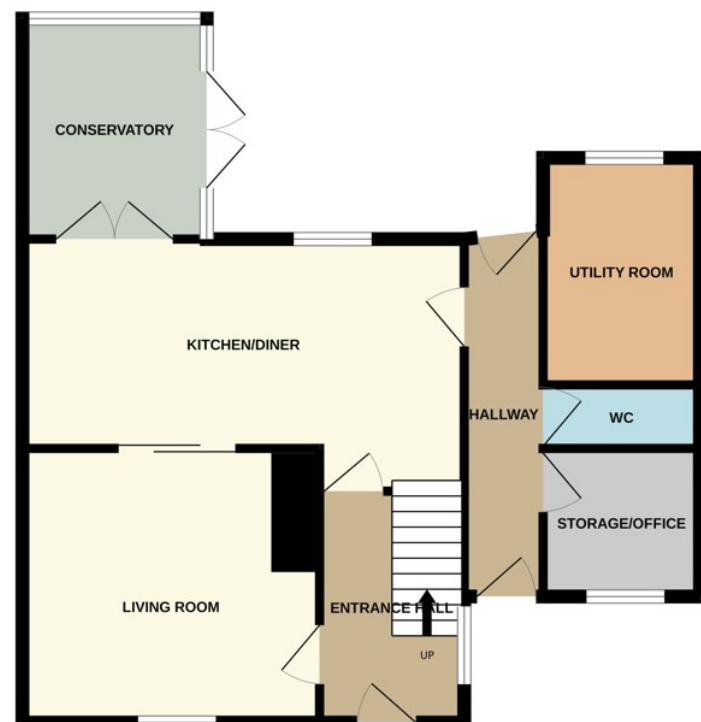




5 Vergette Road, Glington PE6 7NB

£285,000



*** ARTHUR MELLOWS CATCHMENT!*** ``Located in the highly desirable village of Glington, this 3 bedroom end terrace home has the perfect setting overlooking fields to the rear. Featuring a great amount of downstairs living consisting of an entrance hall, living room, modern kitchen/diner which was installed in 2023, conservatory, inner hall, utility room with matching units to kitchen, WC and a study/store area! Upstairs comprises of 3 bedrooms and a modern shower room installed in 2023. The front also has gravelled driveway. Viewings are essential to appreciate the turn key condition this family home is in. EPC Energy Rating - C/Council Tax Band - A".

ENTRANCE HALL

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

LIVING ROOM

11' 7" x 12' 5"(max) (3.53m x 3.78m) (approx) Window to front and radiator.

KITCHEN / DINER

18' 7" x 10' 9"(max) (5.66m x 3.28m) 8' 9"(min) (2.67m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap ,integrated oven, gas hob, integrated slimline dishwasher, integrated wine fridge, space for a fridge/ freezer and radiator. Window to rear. Doors to conservatory.

CONSERVATORY

7' 8" x 9' 5" (2.34m x 2.87m) (approx) French doors to side and window to side and rear..

INNER HALL

Door to front and door to rear.

UTILITY

4' 6" x 8' 7" (1.37m x 2.62m) (approx) Fitted with a range of base units with work surfaces over, stainless steel sink unit with mixer tap, plumbing for a washing machine, space for a tumble dryer. Window to rear.

STORE ROOM / OFFICE

4' 8" x 6' 8" (1.42m x 2.03m) (approx) Window to front.

WC

2' 5" x 5' 2" (0.74m x 1.57m) (approx) Fitted with a low level W/C.

FIRST FLOOR LANDING

Loft access and window to side.

BEDROOM ONE

9' 1" x 10' 5" (2.77m x 3.17m) (approx) Window to rear, built in wardrobes and radiator.

BEDROOM 2

10' 7" x 10' 2"(max) (3.23mx (3.10m) 6' 4"(min) (1.93m) (approx) Window to front and radiator.

BEDROOM THREE

7' 3" x 8' 6" (2.21m x 2.59m) (approx) Window to front, walk in wardrobe and radiator.

SHOWER ROOM

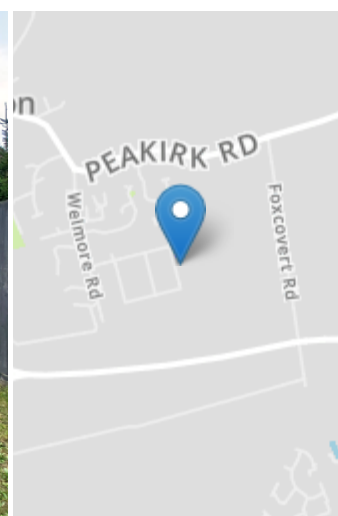
5' 3" x 8' 7" (1.60m x 2.62m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, walk in shower, cupboard and heated towel rail. Window to rear.

OUTSIDE

The front of the property is laid to gravel providing of road parking. The rear of the property has fencing, laid to lawn, paved patio area and a gravel area.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	70	78