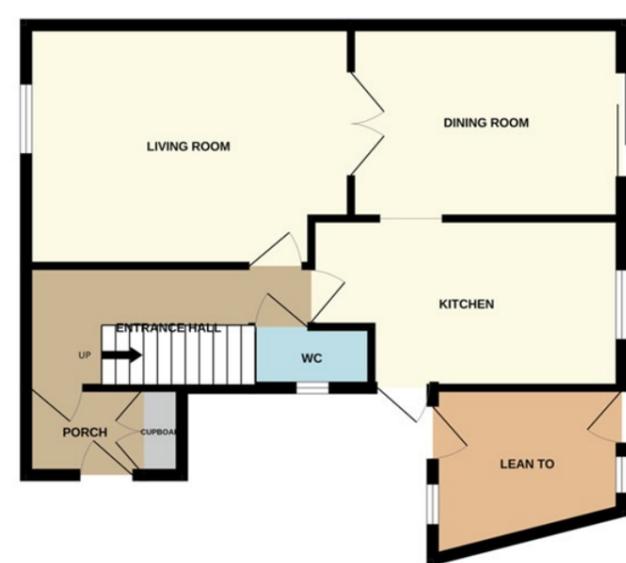




**28 Mealsgate, Gunthorpe, Peterborough, Cambridgeshire PE4 7LQ £315,000**



\*\*\* IDEAL FAMILY HOME \*\*\* "Welcome to this charming four-bedroom, detached family home offering spacious living accommodation in a highly sought-after location. This property combines practicality with comfort, making it the perfect residence for growing families or those seeking a quality home with space both inside and out. A unique selling point of this home is the cabin in the garden - perfect to turn into a home office or just additional storage space! The ground floor features two generously sized reception rooms, kitchen, cloakroom and lean to. Upstairs, you will find four well-proportioned bedrooms with bedroom one and two featuring built in wardrobes. You will also find the family bathroom. Don't miss out on viewing this superb detached family home that offers room to grow and all the practical benefits needed for modern living. Contact us today to arrange a viewing and experience the comfortable lifestyle this property has to offer. Council Tax Band - D / EPC Energy Rating - G"

**PORCH**

7' 5" (into cupboard) x 7' 0" (to cupboard) (2.26m x 2.13m) 4' 0" (1.22m) (approx) Door to front, cupboard and door to:-

**ENTRANCE HALL**

6' 0" x 13' 7" (1.83m x 4.14m) (approx) Stairs to first floor and radiator.

**CLOAKROOM**

2' 9" x 5' 9"(to storage) (0.84m x 1.75m) (approx) Fitted with a two piece suite comprising of low level W/C, and wash hand basin. Window to front.

**KITCHEN**

11' 8"(min) (3.56m) 15' 0"(max) x 8' 1" (4.57m x 2.46m) (approx) Fitted with a range of base and eye level units with work surface over, sink unit with mixer tap, integrated oven, gas hob, integrated dishwasher, integrated fridge and integrated washing machine. Window to side and door to side.

**LIVING ROOM**

9' 3"(min) (2.82m) 11' 6"(max) x 15' 7" (2.82m x 4.75m) (approx) Window to side radiator and door to :-

**DINING ROOM**

9' 3" x 13' 0" (2.82m x 3.96m) (approx) French doors to side and radiator.

**LEAN TO**

8' 3" (max) x 9' 2" (2.51m x 2.79m) (approx) Door to front, door to rear, window to front and window to rear

**FIRST FLOOR LANDING**

Loft access and airing cupboard.

**BEDROOM ONE**

8' 5" x 15' 8" (2.57m x 4.78m) (approx) Window to side, built in wardrobe and radiator.

**BEDROOM TWO**

8' 4" x 13' 0" (2.54m x 3.96m) (approx) Window to side built in wardrobe and radiator.

**BEDROOM THREE**

5' 9" (min) x 9' 5"(max) (1.75m x 2.87m) 4' 4"(min) x 10' 3"(max) (1.32m x 3.12m) (L- Shape) (approx) Window to front and radiator.

**BEDROOM FOUR**

7' 4" (min) x 9' 8"(max) (2.24m x 2.95m) 9' 2" (2.79m) ( I - Shape) (approx) Window to side and radiator.

**BATHROOM**

6' 0" x 7' 5" (1.83m x 2.26m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail, Window to front.

**OUTSIDE**

**CABIN**

6' 2" x 14' 9" (1.88m x 4.50m) (approx)

**GARAGE**

7' 6" x 16' 3" (2.29m x 4.95m) (approx) Up and over door to front and door to rear.

**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+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England, Scotland &amp; Wales</b>        | 72      | 79        |

EU Directive 2002/91/EC