



2 HIGH STREET, GLINTON
PE6 7JP £310,000

FREEHOLD



Briggs Residential
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Situated within the heart of the much desired village of Glinton and enjoying views over the Village Church, this three bedroom semi-detached home, built from re-claimed brick, is offered for sale with no onward chain. Entered via a spacious hallway, this lovely home has a lounge with fireplace, a good size kitchen dining room and to the first floor there are three bedrooms and a generous size bathroom. With off road parking to the front of the property, viewing is highly advised to appreciate the superb location.

Entrance door opening to

HALL
With radiator, storage cupboard and stairs to first floor.

CLOAKROOM
Comprising low flush WC and wash hand basin.

LOUNGE 16'5 x 12'4 (5.00m x 3.76m)
This light and airy room has a feature brick fireplace with beamed mantel, TV point, radiator, windows to side and rear aspects and French doors opening onto the rear garden.

KITCHEN DINING ROOM 14'8 x 9'4 (4.47m x 2.84m)
A bespoke kitchen comprising wall and base units, Belfast sink unit, cooker point, plumbing for washing machine, fridge space, work surface, wall tiling, tiled floor, dining area, central heating boiler and windows to side and rear aspects.

LANDING

BEDROOM ONE 12'3 x 9'4 (3.74m x 2.84m)
With fitted wardrobes, radiator and window to front aspect.

BEDROOM TWO 11'8 x 8'8 (3.56m x 2.64m)
With fitted wardrobe, radiator and windows to side and rear aspects overlooking the village Church.

BEDROOM THREE 8'10 x 7' (2.69m x 2.13m)
With radiator and window to rear aspect overlooking the village Church.

BATHROOM 7'7 x 7'3 (2.31m x 2.21m)
A modern suite comprising double shower cubicle, wash hand basin, low flush WC, heated towel rail and window to front aspect.

OUTSIDE
The driveway to the front of the property provides parking for two vehicles. The rear garden is mainly gravelled with a stone wall. The vendor is prepared to erect a brick wall between the two gardens if the purchaser requires (these are presently open plan).

EPC RATING: D COUNCIL TAX BAND: B (PCC)



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