



briggs residential

**40 NORTH FEN ROAD
GLINTON PE6 7JL
O.I.R.O. £280,000**

FREEHOLD



Situated in a superb location in one of the areas' most sought after villages, this detached period cottage, which needs modernisation throughout, features a large garden to the rear which backs onto open countryside. With superb potential, this character home has four reception rooms to the ground floor, two bedrooms to the first floor, a studio within the rear garden and off-road parking leading to a single garage. Don't miss out on this superb opportunity and call the Briggs Team to book your viewing.

Visit our website: www.briggsresidential.co.uk

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**Opening Hours: Monday to Friday - 9.00am until 6.00pm
Saturday - 9.00am until 4.00pm: Sunday—Closed**

Entrance door opening to

PORCHWAY

With door to Conservatory and door to Inner Hall-way with door to

HALLWAY

With stairs leading to first floor.

CLOAKROOM

Comprising low flush WC, wash-hand basin and window to side elevation.

LOUNGE 13'8 x 13' (4.17m x 3.96m)

With cast-iron woodburner, exposed beams to ceiling, two windows to front elevation, windows to side and rear elevations and door to side garden.

FAMILY ROOM 14'2 x 9'10 (4.32m x 3.00m)

With fireplace, exposed beams to ceiling and window to front elevation.

KITCHEN 11'1 x 9'6 (3.38m x 2.90m)

With a range of wall and base units, sink unit, window to side elevation and archway through to

DINING ROOM 15'8 x 10'2 (4.78m x 3.10m)

With large window overlooking the rear gardens and further window to side elevation.

GARDEN ROOM 18'1 x 15' (5.51m x 4.57m)

Of brick and UPVC construction with French doors opening onto the rear garden and door leading to garage.

CLOAKROOM

With low flush WC, wash-hand basin and window to front elevation.

LANDING

BEDROOM ONE 13'7 x 12' (4.14m x 3.66m)

With windows to front and rear elevations.

BEDROOM TWO 10' x 8' (3.05m x 2.44m)

With window to front elevation.

BATHROOM

Comprising panelled bath and wash-hand basin.

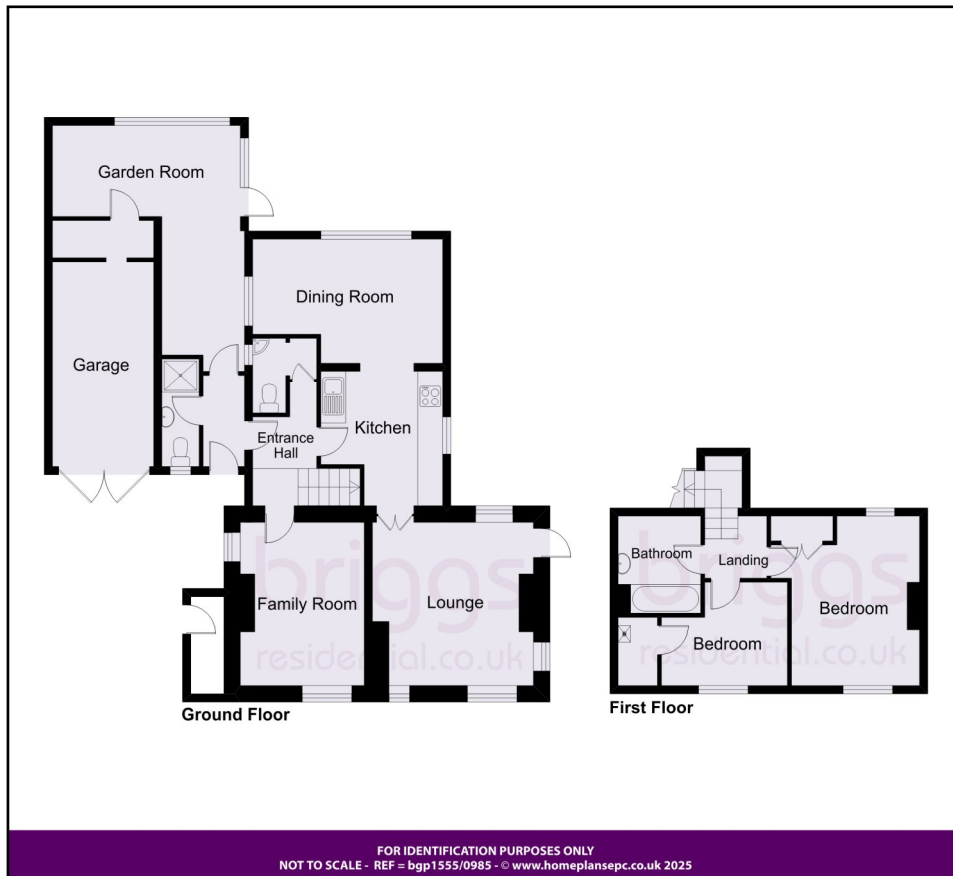
OUTSIDE

The property has a driveway which leads to an oversized garage.

The rear garden backs onto open fields and has a STUDIO. The private gardens are mainly laid to lawn with a variety of mature shrubs and trees.

EPC RATING: E

COUNCIL TAX BAND: D (PCC)



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