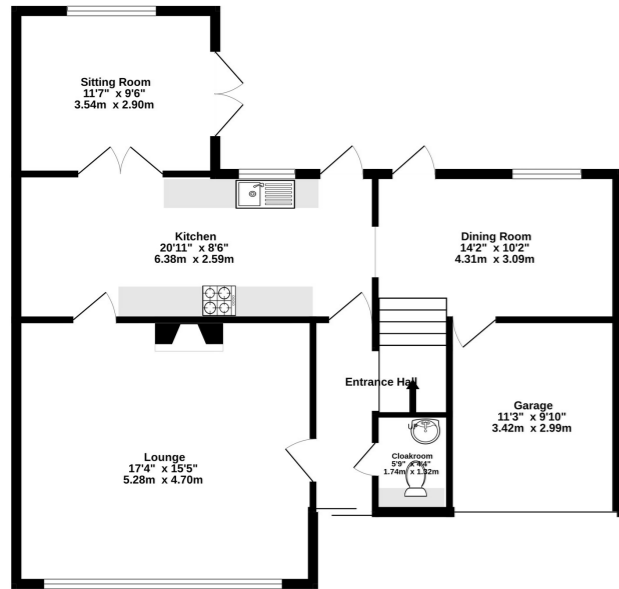
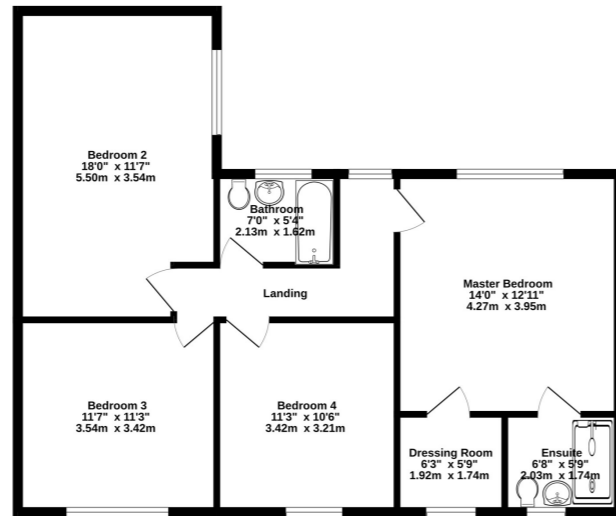


Floor plans

Ground Floor
869 sq.ft. (80.7 sq.m.) approx.



1st Floor
803 sq.ft. (74.6 sq.m.) approx.



Two Storey, Four Bedroom
TOTAL FLOOR AREA : 1672 sq.ft. (155.3 sq.m.) approx.
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Interested in this property

Further information and image gallery available on our website at beebysproperties.co.uk.
Simply contact us for further information or to arrange a viewing:

Tel 01778 369369
sales@beebysproperties.co.uk

The small print

Viewing note
If you wish to view this property then please contact Beebys Properties Ltd directly as viewings are strictly by appointment only.

Important notice
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Welmore Road, Glinton, PE6
£465,000

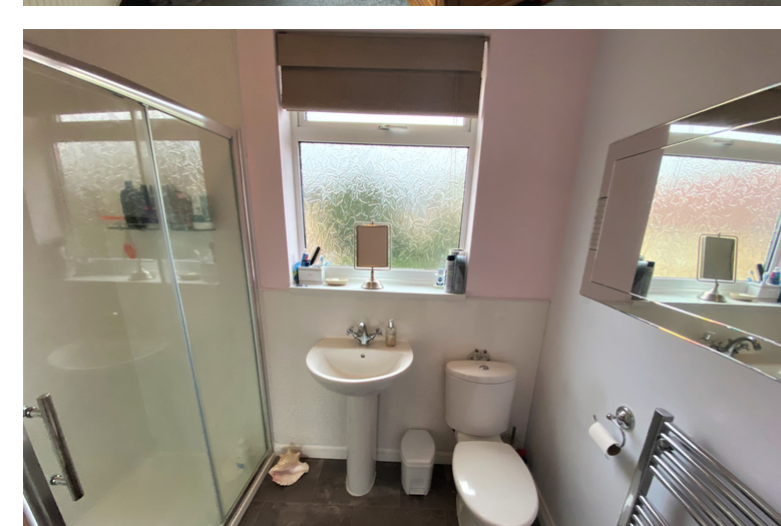
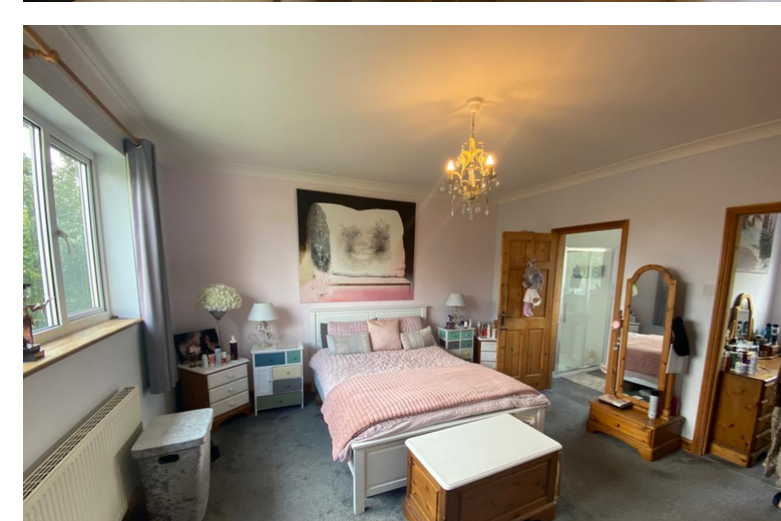
EPC Rating: D



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Property photographs



Description

Extended detached four double bedroom residence situated in Glinton Village. This home features three reception rooms which includes a lounge, family room/play room and sitting room. Kitchen/breakfast room with a range of integrated appliances. The main bedroom includes an en-suite shower room and dressing area. Family bathroom. Outside there is a gravelled driveway providing ample off road parking. Established lawned rear garden with borders which is very private. Patio areas. VIEWING HIGHLY RECOMMENDED. EPC 'D' Council Tax Band 'E'.

Room dimensions

Hallway

Laminate flooring.

Bedroom 2

5.74m x 3.53m (18' 10" x 11' 7")
Pvcu double glazed window to side aspect.

Lounge

5.28m x 4.70m (17' 4" x 15' 5")
With feature fireplace. Large Pvcu window to the front aspect one one to the side. Laminate flooring.

Bedroom 3

3.73m x 3.10m (12' 3" x 10' 2")
Pvcu double glazed window to front aspect.

Kitchen

2.57m x 5.94m (8' 5" x 19' 6")
Fitted with a matching range of base and eye level units with worktop space over with ceramic sink unit with mixer tap, built-in fridge and space for dishwasher, fitted electric oven, built-in four ring gas hob with extractor hood over, tiled flooring, Pvcu double glazed window to rear, door to garden.

Bedroom 4

3.07m x 3.05m (10' 1" x 10' 0")
Pvcu double glazed window to front aspect.

Family Bathroom

Fitted with three piece suite comprising bath, wash hand basin and wc, pvcu double glazed window and heated towel rail,

Sitting Room/Play Room

3.51m x 2.90m (11' 6" x 9' 6")
Pvcu double glazed window to rear aspect, Pvcu double glazed doors to garden.

OUTSIDE

To the front is completely gravelled with some mature trees, off road parking for 3/4 cars. Side gate to the rear with decking to the side and covered area. Rear garden is mainly laid to lawn with 2 patio areas, one being a covered area. There are mature trees making this garden very private.

Dining Room

4.32m x 2.62m (14' 2" x 8' 7")
Pvcu window and door to the rear garden. Laminate Floor. Door to what was the garage and is now Storage/Utility area. This area is an ideal annexe opportunity.

Cloakroom

Recently re-fitted suite with fully tiled walls and flooring.

Master Bedroom

4.32m x 4.17m (14' 2" x 13' 8")
Pvcu double glazed windows to rear aspect, radiator, doors to Ensuite and Dressing Room.

En-Suite

Fitted with three piece suite comprising shower cubicle, pedestal wash hand basin and wc, heated towel rail and Pvcu obscure window to the front aspect.

Dressing Room

With Pvcu obscure window to the front aspect. Hanging rails and shelving.

Energy Performance Certificate

