

4 Evans Mead, Stilton, Peterborough PE7 3JG

£350,000



*** DETACHED BUNGALOW IN THE SOUGHT AFTER VILLAGE OF STILTON *** " Guide price £350,000 - £365,000. This detached 2 bedroom bungalow has had upgrades and is on a generous sized plot. Featuring a driveway for multiple cars, an entrance hall with chair store, 2 bedrooms, bathroom and an open plan kitchen/diner/lounge. Since moving in the vendor has partly boarded the loft, landscaped the garden and more... Book a viewing today to appreciate this exceptionally presented home! EPC Energy Rating - B/Council Tax Band - C "

ENTRANCE

4' 6" (min)(1.37m) 8' 4" (max) x 19' 2" (2.54m x 5.84m) (approx) Door to front, loft access and radiator.

OPEN PLAN KITCHEN/ LIVING/ DINING

KITCHEN

9' 4" x 8' 5" (2.84m x 2.57m) (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 dishwasher, fridge/ freezer and integrated washing machine. UPVC double glazed window to front with café style folding shutters. Open into:-

INNER HALL

Boiler enclosed in cupboard and radiator. Open into:-

DINING AREA

8' 2" x 10' 6"(max) (2.49m x 3.20m) (approx) UPVC double glazed window to side with full length plantation shutters, cupboard and radiator. Open into:-

LIVING AREA

11' 9" x 11' 1" (3.58m x 3.38m) (approx) Two UPVC double glazed windows to rear, french doors to rear.

BEDROOM 1

13' 9" x 11' 7" (4.19m x 3.53m) (approx) UPVC double glazed window to rear with full length plantation shutters, radiator and door to:-

BATHROOM

8' 1" x 7' 1" (2.46m x 2.16m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over, extractor fan and heated towel rail. UPVC double glazed window to side.

BEDROOM 2

11' 8" x 7' 9" (3.56m x 2.36m) (approx) UPVC double glazed window to front with café style folding shutters and radiator.

OUTSIDE

Driveway at the side for approx 3/4 vehicles. The rear garden has fencing, this has been professionally landscaped with large porcelain patio, laid to lawn, gravel area, garden shed and mature shrubs.

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.

AGENT NOTES

We have been advised there will be a service charge TBC

The vendor has advised us of the following :-

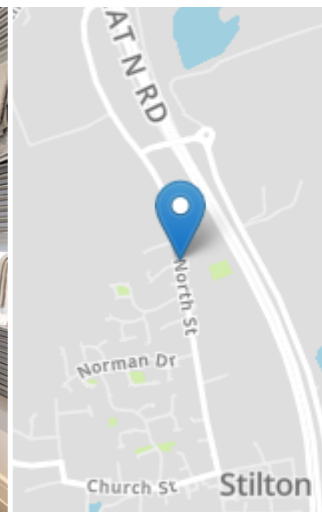
On Google Maps

This street view was photographed early last summer and shows a gap in the hedge in front of the property before Bellway planted mature hedging to ensure privacy and have informed the vendor that there are plans to plant more to thicken it further.

loft has been partially boarded by approved installers also with aluminium ladder and electric light.

The flooring is Amtico flooring.

The Property is covered with NHBC warranty.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	95
(81-91)	B	83
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		