

OPENING HOURS
 Monday to Friday. 9.00am until 6.00pm
 Saturday. 9.00am until 4.00pm
 Sunday. Closed



9 ST BENEDICTS CLOSE, GLINTON
 PE6 7LJ £425,000

FREEHOLD



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Presented in excellent order throughout and situated in the highly sought after village of Glington, this four bedroom detached family home enjoys a spacious 18ft kitchen/diner, separate lounge and a conservatory. With a generous enclosed rear garden, garage and driveway, viewing is highly recommended to appreciate its quality.

Front entrance door opening to

HALLWAY
With stairs to first floor landing and fitted understairs storage.

CLOAKROOM
Comprised concealed cistern WC, wash-hand basin in vanity unit, heated towel rail and window to side.

LOUNGE 4.92m x 3.55m (16' 2" x 11' 8")
With window to front, radiator, double doors to kitchen diner.

KITCHEN/DINER 5.49m x 3.85m (18' 0" x 12' 8")
Refitted with a matching range of base and eye level units with Granite worktops over, five ring gas hob, fitted electric oven and separate microwave oven, integrated slimline dishwasher, integrated washing machine, integrated fridge-freezer, island unit with Corian worktop and breakfast bar seating, window to rear, door to side, vertical radiator.

CONSERVATORY 2.81m x 2.50m (9' 3" x 8' 2")
A brick and UPVC conservatory with double doors opening on to the gardens.

LANDING
Window to side, doors to

MASTER BEDROOM 4.09m x 2.66m (13' 5" x 8' 9")
With window to front, fitted wardrobes, radiator.

BEDROOM TWO 3.98m x 2.66m (13' 1" x 8' 9")
Window to rear, radiator.

BEDROOM THREE 2.75m x 2.34m (9' 0" x 7' 8")
Window to rear, radiator.

BEDROOM FOUR 3.15m x 2.61m (10' 4" x 8' 7")
Window to front, built in wardrobes, radiator.

BATHROOM
Fitted with a modern four piece suite comprising panelled bath, wash-hand basin in vanity unit, shower enclosure, WC, window to side, heated towel rail, tiled flooring.

OUTSIDE
To the front of the property there is a block paved driveway providing ample off road parking in turn leading to a single garage which has power and lighting and a courtesy door to the side.

The generous rear garden comprises a paved patio seating area opening on to lawns with a further decked seating area to the side and a covered seating area behind the garage.

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

Awaiting Floorplan

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