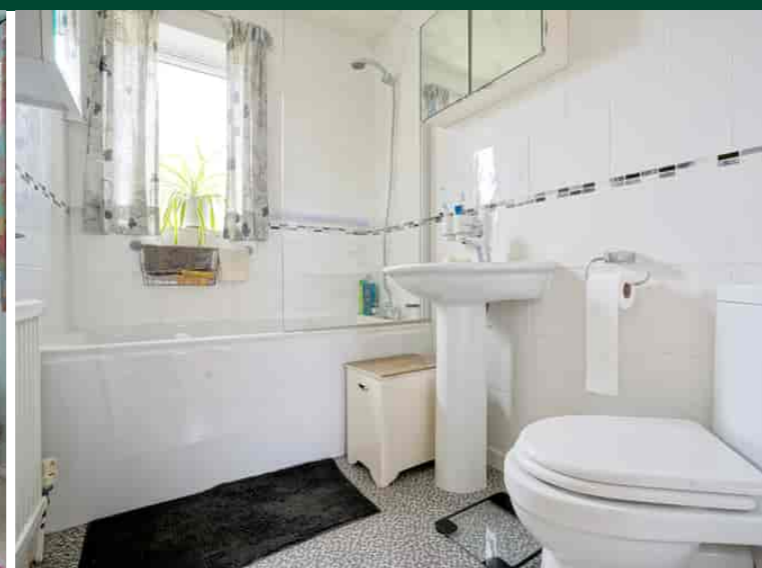




Grainger Avenue, Godmanchester PE29 2JT

£339,995



- Well Proportioned Detached Family Home
- Extended Ground Floor Accommodation
- Four Bedrooms
- Conservatory
- Good Decorative Order Throughout
- Extensive Driveway
- Solar Panel System Installed
- Positioned Close To St Ann's School
- Hinchingsbrooke School Catchment

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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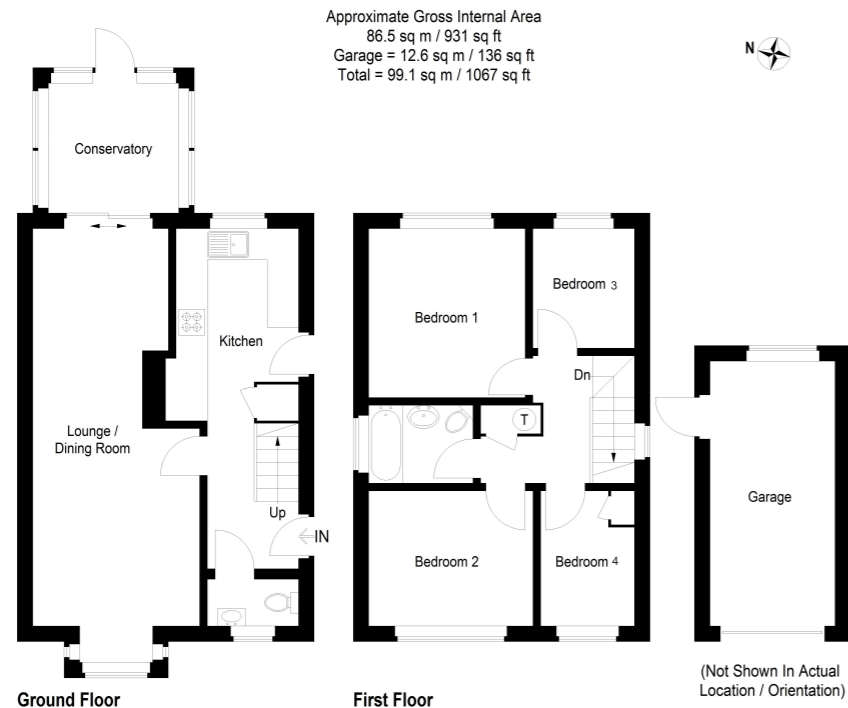
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1027993)  
Housepix Ltd



### Integral Storm Canopy Over

UPVC door to

### Entrance Hall

Stairs to first floor, radiator, understairs storage, laminate floor covering.

### Cloakroom

Fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with tiling, UPVC window to front aspect, vinyl flooring.

### Sitting Room

27' 3" into bay window x 10' 6" (8.31m x 3.20m) incorporating **Dining Area**. A light double aspect room with UPVC bay window to front aspect, central feature fireplace with natural stone surround and inset Living Flame coal effect electric fire, TV point, telephone point, two radiators, coving to ceiling, internal sliding double glazed patio doors accessing

### Conservatory

8' 0" x 7' 7" (2.44m x 2.31m)  
Of brick based UPVC double glazed construction, doors to garden terrace to the rear, double poly carbonate roofing.

### Kitchen

11' 7" x 7' 9" (3.53m x 2.36m)  
Fitted in a range of Oak effect Shaker style base and wall mounted cabinets with complementing work surfaces and tiling, single drainer stainless steel sink unit with mixer tap, drawer units and pan drawers, integral double electric oven and gas hob with bridging unit and extractor fitted above, UPVC window to garden aspect, appliance spaces, understairs storage cupboard housing gas fired central heating boiler, UPVC door to side aspect, ceramic tiled flooring.

### First Floor Landing

UPVC window to side aspect, access to insulated loft space, airing cupboard housing hot water cylinder and shelving.

### Bedroom 1

10' 6" x 9' 9" (3.20m x 2.97m)  
UPVC window to rear aspect, radiator, coving to ceiling.

### Bedroom 2

10' 0" x 8' 3" (3.05m x 2.51m)  
UPVC window to front aspect, radiator, coving to ceiling.

### Bedroom 3

7' 4" x 6' 5" (2.24m x 1.96m)  
UPVC window to rear aspect, radiator.

### Bedroom 4

8' 4" x 5' 11" (2.54m x 1.80m)  
UPVC window to front aspect, radiator, storage cupboard.

### Family Bathroom

7' 5" x 4' 10" (2.26m x 1.47m)  
Re-fitted in a three piece white suite comprising panel bath with hand mixer shower and folding shower screen, pedestal wash hand basin with tiling, low level WC, UPVC window to side aspect, radiator, extensive tiling, vinyl floor covering.

### Outside

There is an extensive brick paviour driveway to the front giving parking provision for two or more vehicles leading to the **Single Garage** with up and over door, lighting and power. The front garden is primarily gravelled with established borders and ornamental shrubs, outside lighting and gated access to the rear garden. The rear garden is neatly arranged with an extensive paved seating area and paved pathways either side of a central lawn, stocked shrub borders, outside tap and lighting. The garden is enclosed by a combination of panel fencing and mature screening offering a good degree of privacy.

### Agents Note

The property has a Solar Panel System installed by Dynamic Solar in 2014. This provides subsidised electricity with a feed tariff which in 2022 generated £533.00.

### Tenure

Freehold  
Council Tax Band - D