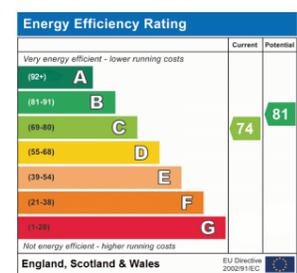


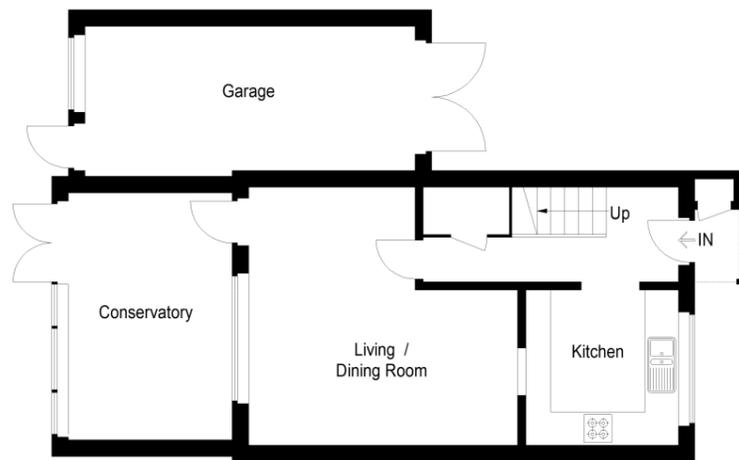


Wheatsheaf Road, Alconbury Weston PE28 4LF Guide Price £280,000

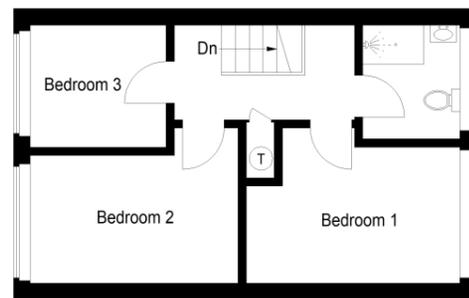
- Extended Family Home
- Three Bedrooms And Two Reception Rooms
- Re-Fitted Shower Room
- Generous Lounge/Dining Room
- Conservatory Extension
- Garaging And Private Driveway
- Enclosed Rear Garden
- Popular Village Location



Approximate Gross Internal Area (Excluding Garage)
87.0 sq m / 936 sq ft



Ground Floor



First Floor

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. (ID1279429)
Housepix Ltd



Integral Underlit Storm Canopy

External brick built store, access to UPVC double glazed front door to

Entrance Hall

15' 5" x 5' 10" (4.70m x 1.78m)

Double panel radiator, laminate flooring, stairs to first floor with understairs storage cupboard.

Kitchen

9' 2" x 9' 0" (2.79m x 2.74m)

Re-fitted in a range of base and wall mounted units with work surfaces and tiling, corner shelf display unit, double panel radiator, ceramic tiled flooring, UPVC window to front aspect, single drainer one and a half bowl ceramic sink unit with directional mixer tap, Integral electric Bosch oven and ceramic hob with bridging unit and AEG extractor fitted above, drawer units, pan drawers, space for fridge freezer, larder unit, coving to ceiling, serving hatch to Dining Area.

Sitting Room

16' 0" x 15' 2" (4.88m x 4.62m)

Incorporating Dining Area. Laminate flooring, TV point, telephone point, double panel radiator, coving to ceiling, UPVC window and internal door to

Garden Room

14' 8" x 9' 6" (4.47m x 2.90m)

Of brick base and UPVC double glazed construction, double ceiling line with triple polycarbonate roofing, wall light points, laminate flooring, double panel radiator, French doors to garden terrace.

First Floor Galleried Landing

Access to insulated loft space, airing cupboard housing pressurised hot water system and shelving.

Bedroom 1

13' 1" x 9' 1" (3.99m x 2.77m)

UPVC window to front aspect, double panel radiator, coving to ceiling.

Bedroom 2

12' 8" x 9' 1" (3.86m x 2.77m)

UPVC window to rear aspect, radiator, coving to ceiling

Bedroom 3

8' 0" x 7' 6" (2.44m x 2.29m)

UPVC window to rear aspect.

Family Shower Room

6' 7" x 6' 5" (2.01m x 1.96m)

Re-fitted in a contemporary range of white sanitaryware comprising low level WC with concealed cistern, surface mounted circular sink unit with mixer tap, oversized screened shower enclosure with independent multi head shower fitted over, full ceramic tiling, ceramic tiled flooring, backlit vanity mirror, recessed lighting, chrome heated towel rail.

Outside

The larger than average rear garden is pleasantly arranged with established lawns, paved terrace, a selection of ornamental trees and shrubs, outside lighting and tap. There is a **Single Garage** with single up and over door.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

Freehold

Council Tax Band - B



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