

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



**12 OAK ROAD, GLINTON
PE6 7LD**

£249,950

FREEHOLD



**briggs
residential**

17 Market Place
Market Deeping
PE6 8EA

**01778
349300**

Follow us on



briggsresidential.co.uk

Backing onto open countryside and situated on this popular estate within walking distance of Arthur Mellows Village College, this three bedroom semi-detached home has been much-loved by the present family for more than four decades. Viewing is highly advised to appreciate the property's superb location. Call the Briggs Team today to book your viewing.

ENTRANCE

Front entrance door opening to

HALLWAY

With radiator, built-in cupboard and stairs leading to first floor.

LOUNGE 16'9 x 10'11 (5.11m x 3.33m)

With gas fire with back boiler, radiator, TV point, window to front elevation and access to

DINING AREA 9'5 x 8'6 (2.87m x 2.59m)

With radiator and French doors opening onto the rear garden.

KITCHEN 10'9 x 8'10 (3.28m x 2.69m)

With a range of wall and base units with built-in cooker, fridge space, work surface, sink unit, storage cupboard, window to rear elevation and door to side.

LANDING

BEDROOM ONE 12'7 max x 11'2 (3.84m max x 3.40m)

With radiator and window to rear elevation.

BEDROOM TWO 11'4 x 9'9 (3.45m x 2.97m)

With radiator and window to front elevation.

BEDROOM THREE 8'7 x 8'2 (2.62m x 2.49m)

With radiator and window to front elevation.

BATHROOM

Comprising panelled bath, wash-hand basin, low flush WC, radiator and two windows to side elevation.

OUTSIDE

The property is approached via a long driveway which leads to a single garage with up-and-over door, power and lighting.

The rear garden, which provides a high degree of privacy and enjoys stunning views over open countryside, is mainly laid to lawn with patio area, paving and artificial grass area.

EPC RATING: TBC

COUNCIL TAX BAND: B (PCC)



These particulars do not constitute part or all of an offer or contract. The measurements and details are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Briggs Residential have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyers interest to check the working condition of appliances. Briggs Residential have not sought to verify the legal title or structure of the property and suggest buyers obtain such verification from their solicitors.