



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

£249,950

FREEHOLD

01778 349300

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Backing onto open countryside and situated on this popular estate within walking distance of Arthur Mells 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.

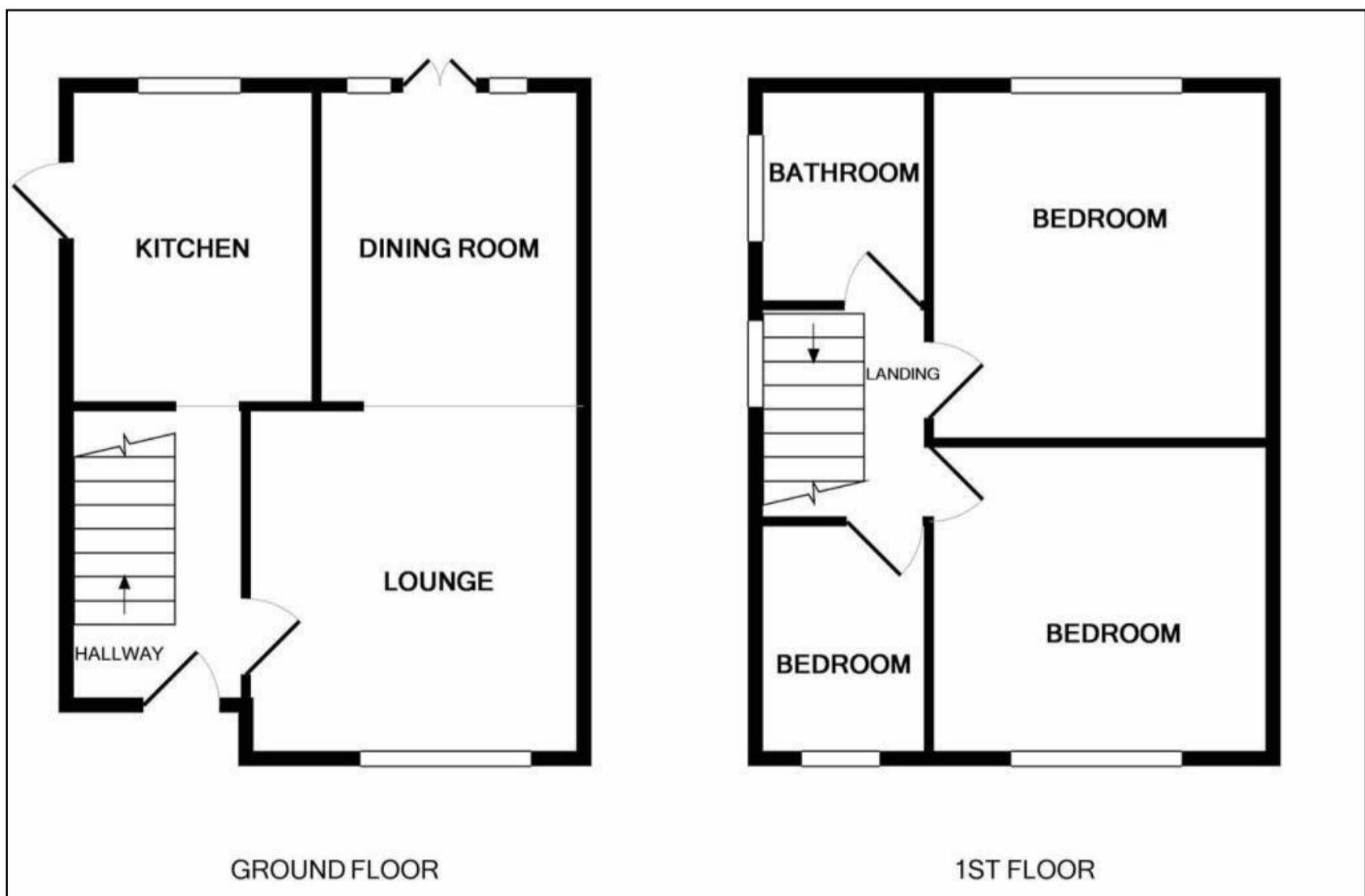
OUTSIDE

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)



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