

4 Little Johns Close, Bretton, Peterborough, PE3 9AS



Capitol Lettors

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£275,000 Freehold

Detached Bungalow set at the bottom of the Cul-De-Sac in South Bretton with No Upward Chain, the property offers, entrance porch, lounge/diner, 2 bedrooms, kitchen, bathroom with shower only, utility/store room. Outside there is an enclosed rear garden with a gate to the front, front garden, driveway for 2 vehicles & a garage. The property has uPVC Double Glazing & Gas Central Heating.

South Bretton gives easy access to shops & has good links to A47, A1 & other major roads.

Capitol Lettors has not tested any of the equipment or the heating system (if mentioned) in these details. Purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.



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### Entrance Porch

1.76m x 0.90m (5' 9" x 2' 11") Approx  
uPVC front door with glass panel, radiator, 1/2 glazed partition wall, alarm keypad, fitted carpet.

### Lounge/Diner

5.65m x 4.98m (18' 6" x 16' 4") Approx  
uPVC bay window, alarm sensor, electric flame effect fireplace, 2x radiators, fitted carpet.

### Hall

4.07m x 0.95m (13' 4" x 3' 1") Approx  
Alarm sensor, loft hatch, radiator, airing cupboard, fitted carpet.

### Bathroom

1.65m x 2.38m (5' 5" x 7' 10") Approx  
uPVC frosted window, extractor fan, fully tiled walls, radiator, WC & wash hand basin with countertop & storage underneath, shower cubical with sliding doors, vinyl flooring.

### Kitchen

3.29m x 2.58m (10' 10" x 8' 6") Approx  
uPVC door & window, fully tiled walls, cupboard housing combi boiler, TV point, eye & base level units with complimentary worktops, free standing cooker, stainless steel sink with draining board, tiled flooring.

### Utility/Store Room

3.16m x 2.58m (10' 4" x 8' 6") Approx  
uPVC door & window, eye level units, worktop with stainless steel sink & tiled splash back, plumbing for washing machine, radiator, fitted carpet & vinyl.

### Bedroom 1

3.63m x 3.30m (11' 11" x 10' 10") Approx  
uPVC window, radiator, built in wardrobes with matching draws & mirror, laminate flooring.

### Bedroom 2

2.21m x 4.18m (7' 3" x 13' 9") Approx  
uPVC window, radiator, TV point, fitted carpet.

### Garage

2.56m x 4.93m (8' 5" x 16' 2") Approx  
Up & over door, power & lighting.

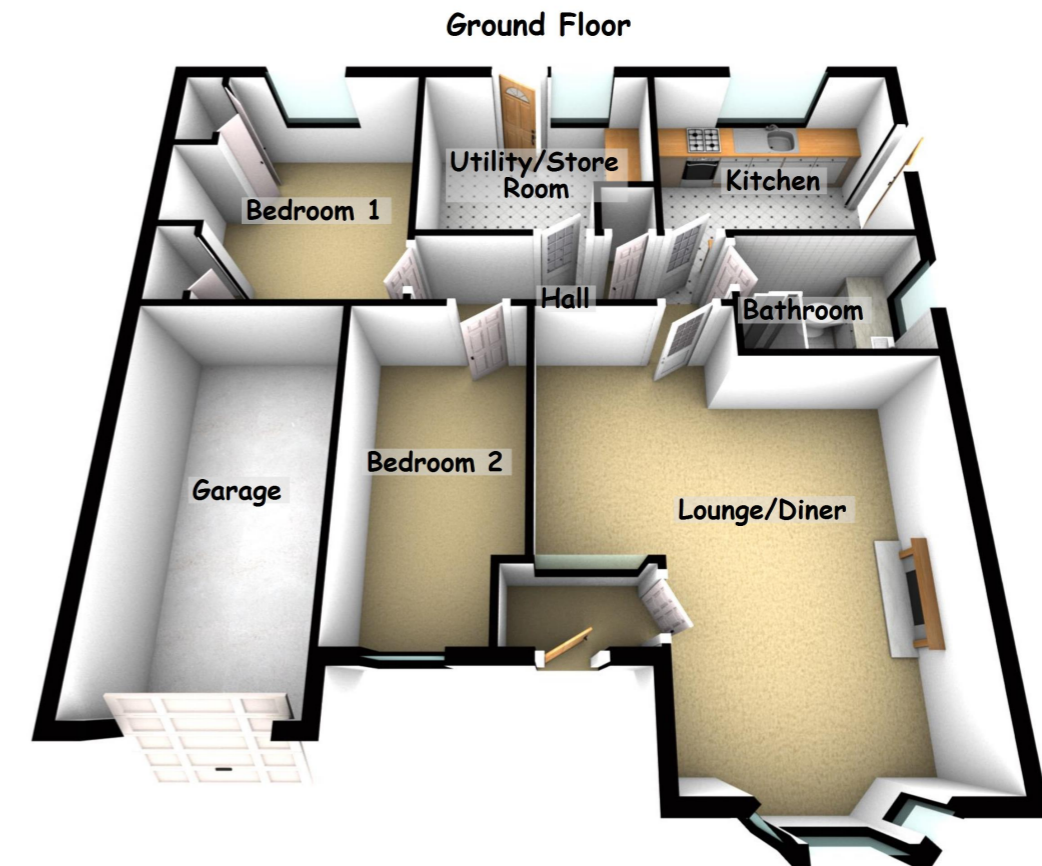
### Front Garden

Block paved driveway, lawn with shrubs in boarders, concrete pathway to front & across the bungalow, iron gate to rear garden.

### Rear Garden

Enclosed by fence panels, mainly laid to lawn with shrubs in boarders, slabbed patio area & path up the garden.

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This plan is for illustration purposes only and may not be representative of the property. Plan may not be to scale.  
Plan produced using PlanUp.

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