

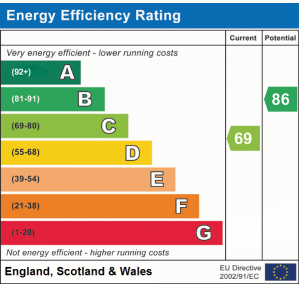


Elter Water, Stukeley Meadows PE29 6XJ

Guide Price £275,000



- David Wilson Built Semi Detached Home
- Three Bedrooms
- UPVC Double Glazing
- Private Two Car Drive And Gardens
- Walking Distance To Train Station
- Ever Popular Estate Location
- No Forward Chain Is Being Offered



Peter Lane
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—EST 1990—

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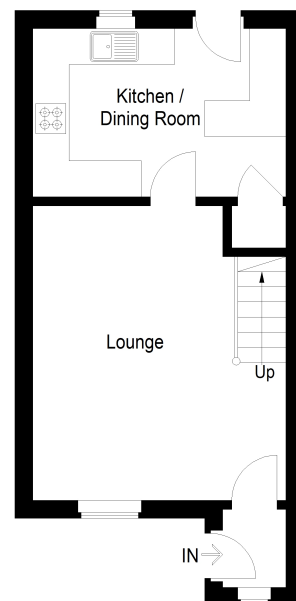
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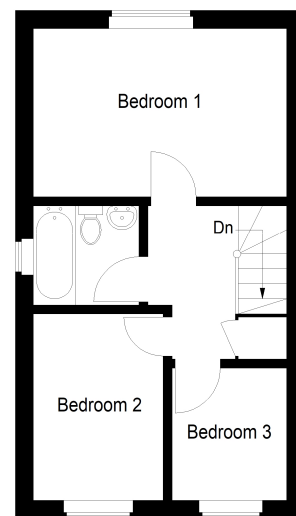
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Approximate Gross Internal Area
67.8 sq m / 730 sq ft



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. (ID1255802)
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Storm Canopy Over UPVC Glazed Panel Door To

Entrance Porch

3' 11" x 3' 6" (1.19m x 1.07m)

UPVC window to front aspect, fuse box and master switch, laminate flooring, glazed internal door to

Sitting Room

15' 11" x 13' 9" (4.85m x 4.19m)

Stairs to first floor, double panel radiator, UPVC window to front aspect, TV point, telephone point, understairs recess, central heating thermostat, laminate floor covering.

Kitchen/Breakfast Room

13' 0" x 9' 3" (3.96m x 2.82m)

UPVC window and door to garden aspect, fitted in a range of base and wall mounted units with work surfaces and tiling, drawer units, pan drawers, integral electric oven and gas hob with suspended extractor unit fitted above, dividing peninsular unit incorporating three stool breakfast bar, understairs storage cupboard, single drainer stainless steel sink unit with mixer tap, appliance spaces, wall mounted gas fired central heating boiler serving hot water system and radiators.

First Floor Landing

Access to insulated loft space, airing cupboard housing hot water cylinder, shelving and hanging space.

Bedroom 1

13' 7" x 9' 5" (4.14m x 2.87m)

UPVC window to garden aspect, single panel radiator.

Bedroom 2

10' 0" x 7' 2" (3.05m x 2.18m)

UPVC window to front aspect, single panel radiator.

Bedroom 3

9' 7" x 7' 2" (2.92m x 2.18m)

UPVC window to front aspect, single panel radiator.

Family Bathroom

7' 0" x 5' 9" (2.13m x 1.75m)

Fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin with tiling, shaver point, panel bath with folding screen and hand mixer shower, UPVC window to side aspect, vinyl floor covering, radiator.

Outside

The property is positioned at the end of a pleasant and quiet cul de sac offering parking provision for two vehicles with a gravelled frontage and a selection of ornamental shrubs. The rear garden is pleasantly arranged and relatively private with a paved seating area, shaped lawns, a selection of ornamental shrubs and trees, outside lighting and enclosed by a combination of panel fencing.

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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