

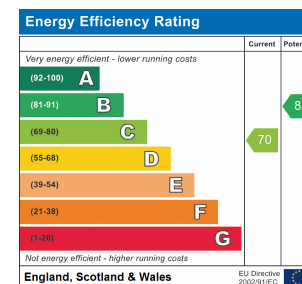


6a Pinfold Lane, Godmanchester PE29 2JH

Guide Price £357,500



- Established Semi Detached Home
- Three/Four Bedrooms
- Re-Fitted Kitchen/Breakfast Room
- Extended Accommodation
- Generous Reception Rooms
- Desirable Non Estate Location
- Three Car Driveway
- Large Mature Rear Gardens
- Ideal Family Home



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Approximate Gross Internal Area
105.0 sq m / 1130 sq ft



Ground 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. (ID956144)
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UPVC Double Glazed Panel Door To

Entrance Hall

8' 4" x 3' 8" (2.54m x 1.12m)

UPVC window to front aspect, double panel radiator, laminate flooring.

Sitting Room

21' 1" x 11' 0" (6.43m x 3.35m)

A light double aspect room with UPVC window to front and internal glazed double doors accessing **Kitchen/Breakfast Room**, double panel radiator, TV point, telephone point, central feature fireplace with moulded timber surround and inset Living Flame electric fire, coving to ceiling, laminate flooring.

Kitchen/Breakfast Room

17' 1" x 12' 2" (5.21m x 3.71m)

A light double aspect irregular shaped room with UPVC windows to two aspects and glazed door to garden terrace to the rear, double panel radiator, coving to ceiling, re-fitted in a range of base and wall mounted cabinets with complementing work surfaces and re-tiled surrounds, single drainer resin sink unit with mixer tap, integral double electric oven and gas hob with bridging unit and extractor fitted above, drawer units, pan drawers, larder unit, appliance spaces, coving to ceiling, ceramic tiled flooring.

Dining Room

15' 1" x 7' 7" (4.60m x 2.31m)

A light double aspect room with UPVC windows to front and side, double panel radiator, laminate flooring.

Inner Hall

Double internal doors to **Sitting Room**, stairs to first floor, under stairs recess, coats hanging area.

Cloakroom/Utility Room

7' 7" x 7' 7" (2.31m x 2.31m)

Fitted with a range of work surfaces and tiling, appliance spaces, two piece white range of sanitary ware comprising low level WC, pedestal wash hand basin, double panel radiator, concealed gas fired central heating boiler less than two years old serving hot water system and radiators, UPVC window to side aspect, laminate flooring.

First Floor Galleried Landing

UPVC window to side aspect, access to insulated loft space.

Bedroom 1

10' 10" x 9' 10" (3.30m x 3.00m)

UPVC window to rear aspect, double panel radiator, double wardrobe with hanging and shelving.

Bedroom 2

11' 2" x 10' 6" (3.40m x 3.20m)

UPVC window to front aspect, double panel radiator, double wardrobe with hanging and shelving.

Bedroom 3

7' 10" x 7' 3" (2.39m x 2.21m)

UPVC window to front aspect, double panel radiator.

Family Shower Room

7' 10" x 7' 7" (2.39m x 2.31m)

Re-fitted in a contemporary three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, walk in floor draining shower unit with glass screen, recessed lighting, UPVC windows to two aspects, extensive contour tiling, contour border tiling, chrome heated towel rail, ceramic tiled flooring.

Outside

To the front is an extensive hard landscaped frontage laid to brick paving giving parking provision for several vehicles and enclosed by brick walling to both sides. Gated access extends to the rear garden which is beautifully arranged with an extensive timber decked terrace, constructed sleeper edged borders with a selection of ornamental shrubs, flowers and outside lighting. The garden is subdivided with granite and slate bed, areas of lawn, further ornamental trees, a good sized timber shed, green house and the garden is enclosed by a combination of brick walling and panel fencing.

Tenure

Freehold

Council Tax Band - C

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