



Connells

Websters Close
Ginton Peterborough

Websters Close Ginton Peterborough PE6 7LQ

for sale
£450,000



Property Description

Entrance Porch

Fully glazed UPVC double glazed door leading into the entrance porch with UPVC windows to front & patterned UPVC door with windows either side into the main reception hall.

Reception Hall

Dimplex wall mounted electric heater, telephone points, staircase to the first floor landing, papered ceiling, double doors into the lounge & further doors into the dining room, kitchen/breakfast room, study & cloakroom.

Cloakroom

Half tiled & comprising a two piece suite to include a wash hand basin with taps over, WC, patterned ceiling & UPVC double glazed window to side.

Lounge

Two Dimplex wall mounted electric heaters, TV point, papered ceiling, UPVC double glazed window to the front & double doors into the dining room.

Dining Room

Two Dimplex wall mounted electric heaters, serving hatch into kitchen/breakfast room, papered ceiling, UPVC double glazed window & patio doors into the rear garden.

Kitchen/Breakfast Room

Comprising a range of matching wall and base units with concealed under-cabinet lighting, worktops, double sink with single drainer with mixer tap over and tiled splashbacks. Integrated NEFF stainless steel oven, grill and microwave and a four-ring NEFF hob with extractor hood over. There is also an integrated fridge/freezer, plumbing for a washing machine, and a breakfast bar. UPVC double glazed window overlooks the rear garden, while a patterned glazed UPVC door provides access to the side passage.

Study

Storage cupboards & shelving, smooth ceiling & UPVC double glazed window to the front.

First Floor Landing

Galleried landing, Dimplex wall mounted electric heater, door into airing cupboard & papered ceiling with access to loft. Large UPVC double glazed featured window to front and doors off onto bedrooms and bathroom.

Bedroom One

Dimplex wall mounted electric heater, two separate fitted wardrobes with sliding doors, papered ceiling & two UPVC double glazed windows to the front.

Bedroom Two

Dimplex wall mounted electric heater, smooth ceiling and UPVC double glazed window to the rear.

Bedroom Three

Dimplex wall mounted electric heater, fitted wardrobe, papered ceiling and UPVC double glazed window to the rear.

Bedroom Four

Dimplex wall mounted electric heater, smooth ceiling and UPVC double glazed window to the front.

Bathroom

Being fully tiled to the bath area with the remaining walls being half tiled and comprising a four piece suite to include a Jacuzzi bath with mixer tap & shower fitted over with shower rail. A wash hand basin with mixer tap set within a vanity unit, WC & bidet. Wall mounted electric heater, papered ceiling & patterned UPVC double glazed window to the rear.

Outside

To the front, the property enjoys a well-maintained lawned garden complemented by mature, established borders. A block-paved pathway leads to the front entrance, while a block-paved driveway provides ample off-road parking and access to the garage. A UPVC side access door leads through to the rear garden.

The private rear garden is predominantly laid to lawn and features mature planted borders with established trees, creating a peaceful outdoor setting. Additional benefits include two block-paved patio areas, a glass greenhouse, an outside tap, and timber fencing enclosing the garden.

Garage

Fitted with an up and over door, power and lighting and UPVC courtesy door to the side.

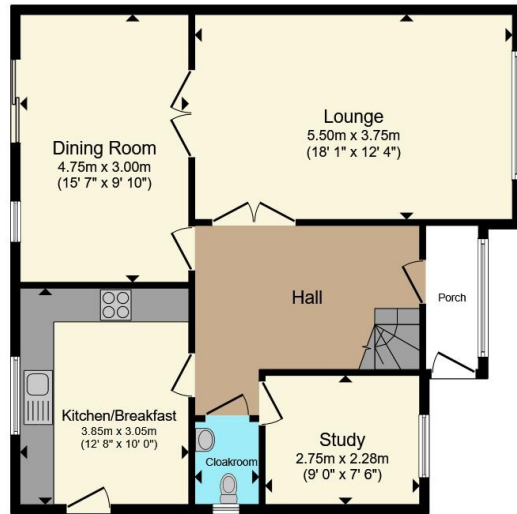
Agents Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

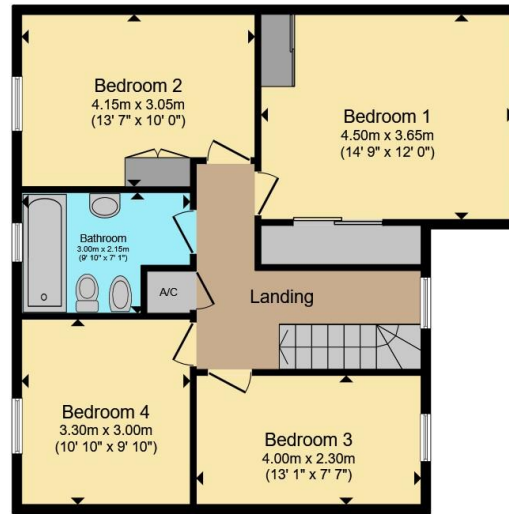




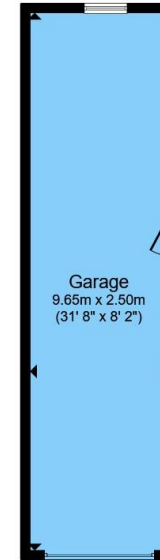




Ground Floor



First Floor



Garage

Total floor area 159.3 m² (1,714 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01733 579412
E werrington@connells.co.uk

Unit 6 Staniland Way Werrington
 PETERBOROUGH PE4 6NA

EPC Rating: E Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WRN305926



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WRN305926 - 0003