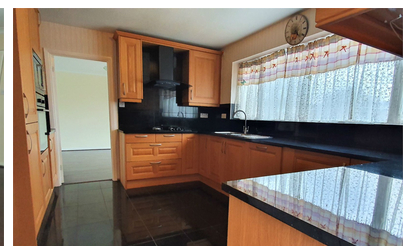




**22 Walcot Walk, Netherton, Peterborough, Cambridgeshire PE3 9QF £300,000**



\*\*\* NO CHAIN \*\*\* "Offers are invited in excess of £300,000 for this detached family home situated in one of Peterborough's most popular locations, close to one of Peterborough's most desirable senior schools. The property benefits from spacious accommodation, refitted kitchen, conservatory and a double garage to the rear. In brief the property comprises of entrance hall, separate WC, kitchen, lounge/diner, off road parking to the double garage and a covered area to the side. To really appreciate this family home viewing is highly recommended. EPC Energy Rating - B".



## ENTRANCE HALL

UPVC double glazed door to front aspect, UPVC double glazed window to side aspect, coving to ceiling, laminate flooring, radiator and stairs to first floor.

## CLOAKROOM

Fitted with a two piece suite comprising low level W/C and wash hand basin, tiled walls, laminate flooring and a radiator.

## LOUNGE

23' 11" x 18' 5" (7.29m x 5.61m) (approx.) UPVC double glazed window to front aspect, two radiators, wall mounted fire and patio doors to :-

## CONSERVATORY

9' 9" x 7' 11" (2.97m x 2.41m) (approx.) Brick base construction with UPVC double glazed windows, lean to style, tiled floor and patio doors to garden.

## KITCHEN

13' 3" x 10' 10" (4.04m x 3.30m) (approx.) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap over, partly tiled walls, eye level oven, gas hob and extractor fan over, integrated dishwasher, integrated washing machine, integrated fridge / freezer, tiled flooring and radiator. UPVC double glazed window to rear aspect, UPVC half glazed door to garden.

## LANDING

UPVC double glazed window to side aspect, loft access, two cupboards and a radiator.

## BEDROOM 1

13' 8" x 10' 7" (4.17m x 3.23m) (approx.) UPVC double glazed window to front aspect, built in wardrobe and a radiator.

## BEDROOM 2

10' 11" x 9' 10" (3.33m x 3.00m) 10' 7" x 9' 7" (3.23m x 2.92m) (approx.) UPVC double glazed window to rear aspect, cupboard and a radiator.

## BEDROOM 3

10' 7" x 9' 7" (3.23m x 2.92m)(approx.) UPVC double glazed window to front aspect, cupboard and a radiator.

## BEDROOM 4

9' 3" x 7' 8" (2.82m x 2.34m) (approx.) UPVC double glazed window to rear aspect and a radiator.

## BATHROOM

Fitted with a four piece suite comprising low level W/C, wash hand basin, bath and shower cubicle, tiled walls, bathroom cabinet and heated towel rail.

## OUTSIDE

The front of the property is opened plan frontage that is mainly laid to lawn and a side gated access. The rear of the property is enclosed by fencing and a brick wall, laid to lawn, paved patio area, rear access to double garage.

## GARAGE

A double garage with roller door, two windows to rear aspect and a side door.

## AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

