

For Sale

2 Bedrooms Semi Detached

Wingfield, Orton Goldhay, PE2 5TJ

well-presented two-bedroom Chalet situated in a cul-de-sac location and consist of an entrance porch, dual aspect open plan living/dining area, modern kitchen and utility/WC, whilst to the first floor are two bedrooms and a refitted bathroom. Enclosed rear garden has wooden sleepers separating this from the remainder of the garden. This area has been landscaped with granite chippings and a holly tree is in one corner.



Asking price of £165,000 freehold

Homesabout Estate Agents & Lettings Ltd
The Annexe, 121 Park Road, Peterborough, Cambridgeshire, PE1 2TR
Tel: 01733 558800 F: 01733 553328
Web: www.homesabout.co.uk Email: sales@homesabout.co.uk

Wingfield, Orton Goldhay, PE2 5TJ

Entrance porch	UPVC double glazed construction with door leading into an entrance porch. Ceramic tiled floor and further double-glazed door and window into:
Lounge diner	22'4" x 9'4" (6.81m x 2.84m) Double glazed box bay window to the front aspect and a double-glazed window in the dining area overlooking the garden. Stairs to the first floor with under-stair storage, three radiators, doors to:
Kitchen	9'7" x 7'9" (2.92m x 2.36m) Fitted a range of wall and base cabinets with work surfaces. Inset stainless steel single round bowl sink and drainer and mixer tap over. Built-in stainless-steel gas hob and matching electric oven, extractor canopy over. Plumbing for dishwasher and space for a full height fridge freezer, Ceramic wall and floor tiling. Double glazed window and door to the garden.
Utility area	6'0" x 5'8" (1.83m x 1.73m) Fitted with base cabinets and quartz style worktop, inset stainless steel single round bowl sink with swan neck tap over. Plumbing for washing machine, ceramic wall tiling, Low level W/C, radiator, double glazed window to the side aspect.
Landing	Double glazed window to the side aspect, access to the loft, doors to:
Bedroom one	14'5" x 7'1" (4.39m x 2.16m) Upvc double glazed dormer style window to front and window to side. Single radiator and inset ceiling lights.
Bedroom two	9'2" x 9'9" (2.79m x 2.97m) Two Velux sealed units double glazed windows rear. Eave storage space. Inset ceiling lights.
Bathroom	Refitted with a white suite comprising a panel bath with mixer taps and telephone style shower attachment, recently fitted electric shower with glass screen, close coupled W/C and pedestal wash hand basin. Fully tiled walls and floor in a natural stone, electric heated towel rail, double glazed window to the side aspect. Built in airing cupboard housing the hot water cylinder and shelving. Built in eaves storage with lighting.
Outside	
Rear garden	Rear garden backs onto a tree belt, fully enclosed by timber fencing with a large laid Indian sandstone patio adjacent to the house, with wooden sleepers separating this from the remainder of the garden. This area has been landscaped with granite chippings, and a holly tree is in one corner.
Front	The front has been landscaped with plumb coloured slate chippings for ease of maintenance. A block paved drive leads to the side of the house with double gates to a further secure parking/storage area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		62	72
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT WITH AGENTS HOMESABOUT ESTATE AGENTS & LETTINGS LTD
 OPENING HOURS: 9.00 to 17:30 Mon to Fri 9:00 to 13:30 Saturdays Closed Sundays & Bank Holidays

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

Homesabout Estate Agents & Lettings Ltd
 The Annexe, 121 Park Road, Peterborough, Cambridgeshire, PE1 2TR
 Tel: 01733 558800 F: 01733 553328
 Web: www.homesabout.co.uk Email: sales@homesabout.co.uk

