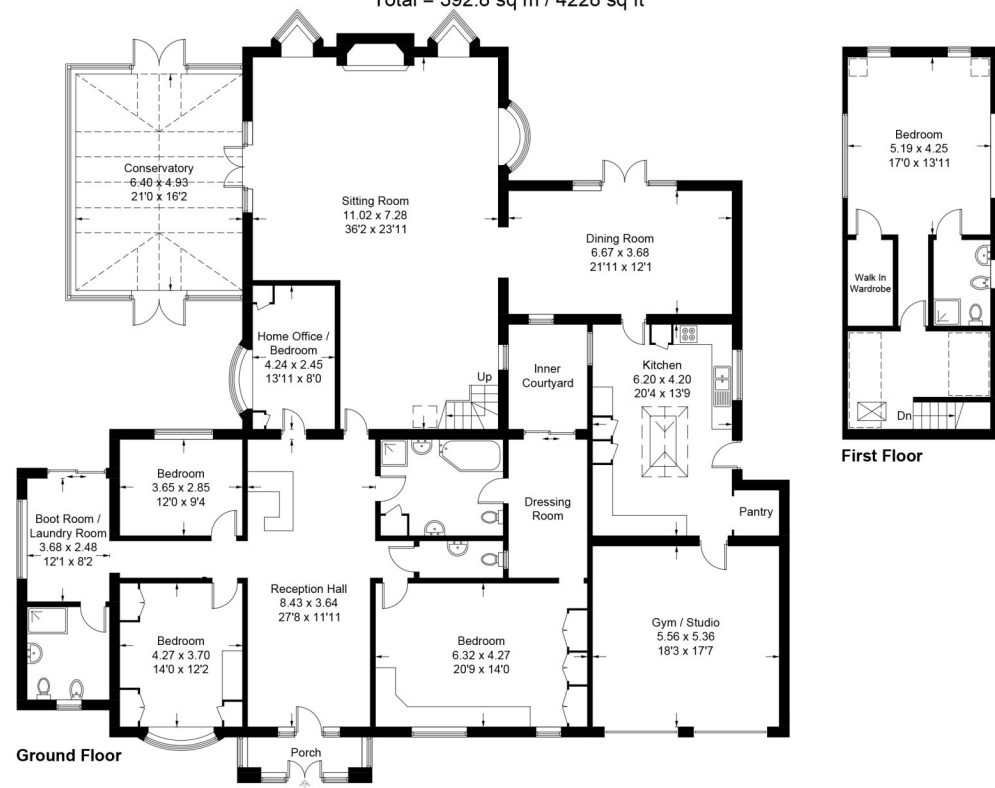


Elton Road, Stibbington, Peterborough

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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

91 Elton Road
 Approximate Gross Internal Area
 Ground Floor = 346.1 sq m / 3725 sq ft
 (Excluding Inner Courtyard)
 First Floor = 46.7 sq m / 503 sq ft
 Total = 392.8 sq m / 4228 sq ft



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.



91 Elton Road, Stibbington, Peterborough, PE8 6JX

£995,000 Freehold

Winkworth Estate Agents are delighted to bring to the market this spacious four-bedroom detached chalet bungalow, ideally situated on the outskirts of Wansford with easy access to the A1, Peterborough & Stamford. The property offers a generous 4,200 square feet of living space including a 36ft living room, separate dining room, conservatory with glass roof and an 18ft gym/studio, providing ample room for your family to flourish. Set on a generous plot, with a large driveway, this home ensures convenience and ease for residents and guests alike and the rear garden offers privacy and plenty of space for outdoor entertainment.

This home is set in a fantastic location and offers huge potential to extend and improve further (stpp) please call 01778392807 to not miss this rare opportunity!

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Four/Five Bedroom DEtached Chalet Bungalow | Master Bedroom & Guest Room with En Suite | Four Reception Rooms | Kitchen/Breakfast Room | EPC Rating E | Council Tax Band F



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See things differently.



ACCOMMODATION

Porch - With door leading to.

Reception Hall - 27'8" x 11'11" (8.43m x 3.63m) With fitted reception desk/Bar, coved ceiling, radiator, laminate flooring and door leading to.

Cloakroom - With low level wc and wash hand basin.

Home Office/Bedroom - 13'1" x 8' (4m x 2.44m) With upvc double glazed window to the side, laminate flooring, vanity sink and fitted wardrobe.

Sitting Room - 36'2" x 23'11" (11.02m x 7.3m) With impressive feature fireplace, upvc double glazed windows to the rear and side, radiator, power points and french doors leading to.

Conservatory - 21' x 16'2" (6.4m x 4.93m) Being half brick with upvc double glazed windows and doors onto the rear garden, glass roof, storage heater, power points and tiled flooring.

Dining Room - 21'11" x 12'1" (6.68m x 3.68m) With upvc double glazed french doors and windows onto the rear garden, radiator, power points and door leading to.

Kitchen/Breakfast Room - 20'4" x 13'9" (6.2m x 4.2m) With modern fitted units comprising, double drainer sink with cupboard below, excellent range of wall and base units with centre island, quartz worktops, built in double oven, fitted hob, space for American fridge freezer, integrated dishwasher, walk in pantry, further built in storage, upvc double glazed window to the side, roof lantern, under floor heating and door leading to.



Gym/Studio - 18'3" x 17'7" (5.56m x 5.36m) (formally the double garage) two upvc double glazed windows to the front, radiator and power points.

Master Bedroom - 20'9" x 14' (6.32m x 4.27m) With two upvc double glazed windows to the front, fitted wardrobes, radiator, power points and archway to.

Dressing Room - With wooden flooring, radiator, sliding doors to the courtyard and door to.

Jack & Jill En-Suite Bathroom - Corner bath with shower attachment, separate shower cubicle, low level wc, wash hand basin, heated towel rail and fitted storage cupboard.

Bedroom Two - 14' x 12'2" (4.27m x 3.7m) With upvc double glazed window to the front, fitted wardrobes with bed recess, radiator and power points.

Bedroom Three - 12' x 9'4" (3.66m x 2.84m) With upvc double glazed window to the rear, fitted wall and base units, radiator and power points.

Boot Room/Laundry Room - 12'1" x 8'2" (3.68m x 2.5m) With space and plumbing for washing machine and tumble dryer, tiled flooring, upvc double glazed window to the side and door to the rear.

Shower Room - With walk in shower cubicle, low level wc, wash hand basin, bidet, heated towel rail and frosted window.

First Floor - Accessed from the sitting room leading up to a spacious landing area with two Velux windows and useful storage plus door leading to.

Guest Bedroom - 17' x 13'11" (5.18m x 4.24m) With upvc double glazed windows to the sides, electric heater, power points, access to a walk in wardrobe with hanging space and door to.

En-Suite - Modern fitted suite comprising, walk in shower cubicle, low level wc, wash hand basin, bidet, tiled flooring, part tiled walls, heated towel rail and frosted window.

Outside - The front is part walled giving access to a generous block paved driveway providing ample off road parking. The rear garden has a patio area leading onto a good size established lawned garden with a wide variety of plants shrubs and trees providing an excellent degree of privacy.

COUNCIL TAX BAND

F