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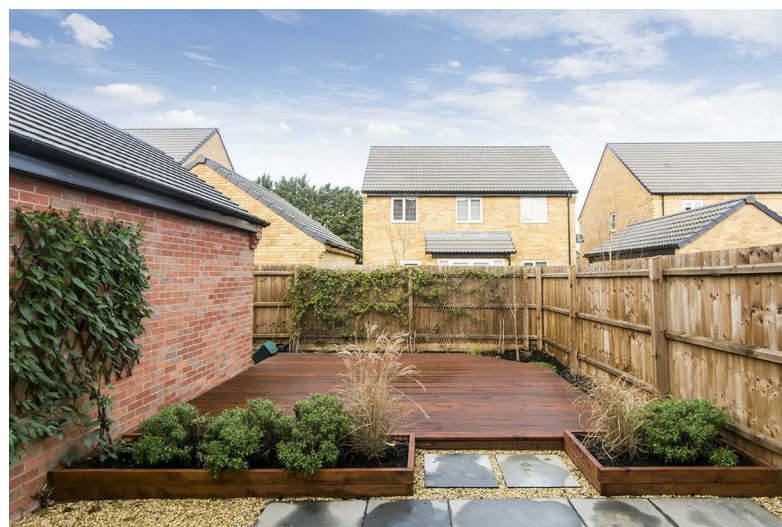
01832 272225



1 Prince George Drive

Peterborough, Northamptonshire, PE8 4JS

£284,995



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A beautifully presented, modern, energy efficient, three bedroomed, semi-detached house and garage, is situated on the popular Charles Church development, just off the Glapthorn Road. The house is within walking distance of Oundle town centre.

On the ground floor, there is an entrance hall, living room, kitchen with dining area, cloakroom, and a storage area. Upstairs comprises a principle bedroom with en-suite shower room, and built-in wardrobes, second double bedroom, a single bedroom, a spacious family bathroom and airing cupboard. Benefits include an alarm system, a Hive Smart heating programme and integrated kitchen appliances.

The house has a single garage and drive sufficient for two cars. The rear garden is low maintenance and has a large patio with a raised decked area.

Also within walking distance of the property is Oundle Primary School, the doctors' surgery, library, and Fletton House, which offers facilities such as meeting rooms, a dance and activity studio, an arts and crafts room, ceremony room, popular café and Oundle Town Council.

Entrance Hall

Entering through a composite front door with a canopy porch, the hallway has wooden flooring with an inset doormat. Stairs rise to the first floor, and a useful cupboard is built-in under the stairs. There is an alarm panel which is currently linked to the house.

Lounge

13'1" x 12'9" (4.01 x 3.89)

The wood flooring continues through from the hallway into the lounge with the walls painted white this makes it a nice bright room that leads to the kitchen. A window

overlooks the front aspect. There is a cupboard under the stairs.

Kitchen/diner

13'3" x 10'2" (4.04 x 3.11)

The spacious kitchen/diner, with modern grey floor tiles, has a good range of base and eye-level units with wood effect work surfaces over and incorporates a 1.5 bowl sink unit under the window overlooking the back garden. Appliances include a stainless-steel electric oven and grill, with gas hob and a stainless-steel extractor hood over, which is integrated, a fridge/freezer and dishwasher are included, there is a free-standing washing machine dryer. Ample space is provided for a dining table and chairs in front of the French doors, which lead out to the rear garden.

Cloakroom

Fitted with a modern suite, the downstairs cloakroom comprises a pedestal wash hand basin and a low-level WC.

Stairs and Landing

Stairs rise from the entrance hall to the landing, which has an airing cupboard and hatch to the loft. There is a brown fitted carpet.

Main Bedroom

10'5" x 9'10" (3.18 x 3.01)

The main bedroom has a built-in wardrobe and a window overlooking the front elevation. A door leads to the en-suite. The floor has been carpeted.

Ensuite

6'0" x 5'6" (1.84 x 1.68)

A contemporary room with 'Amtico' flooring and white

suite comprising a wall-mounted wash hand basin, low-level WC, large shower cubicle, heated towel rail and an extractor fan.

Bedroom 2

8'5" x 7'4" (2.57 x 2.26)

A good-sized double room with a window to the rear aspect with carpet laid to the floor.

Bedroom 3

6'9" x 6'6" (2.07 x 2.00)

The third bedroom is a single bedroom, again carpeted, has a window overlooking the rear garden.

Bathroom

6'11" x 6'4" (2.11 x 1.94)

This bathroom has a modern, white suite consisting of a bath with shower over and glass screen, a wall-mounted wash hand basin, WC and vertical heated towel rail. The floor is vinyl and the room has an extractor fan and ceiling spotlights.

Exterior and Garage

The good size rear garden, with several patio areas, is easy to maintain and features a decked area for enjoyment and

outside dining. There is side access to the single garage off from the garden.

The garage has an electric up and over door, internally there is lighting and power.

Oundle is an historic market town on the eastern side of Northamptonshire, just five miles from the Cambridgeshire border. It has excellent schooling for all ages, including the prestigious Oundle Public School. Among the town's facilities are a variety of independent shops, supermarkets, butchers, chemists, various public houses, some with accommodation, and a Coaching Inn. The town sits on the River Nene and has an attractive water-side leisure facility. Oundle is conveniently situated seven miles from the A14 and ten miles from the A1 motorway. Nearby Peterborough, Kettering, and Corby all offer direct train links to London in under an hour.

Council Tax Banding C

All Mains Services Connected

6.5 Years NHBC remaining

Annual Service Charge Applicable - Approximate £250 PA

Tenure - Freehold

Offered With No Chain



Road Map



Hybrid Map



Terrain Map

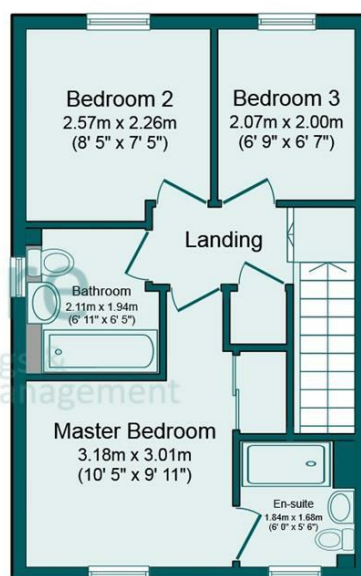


Floor Plan



Ground Floor

Floor area 37.0 sq. m. (398 sq. ft.) approx



First Floor

Floor area 37.0 sq. m. (398 sq. ft.) approx

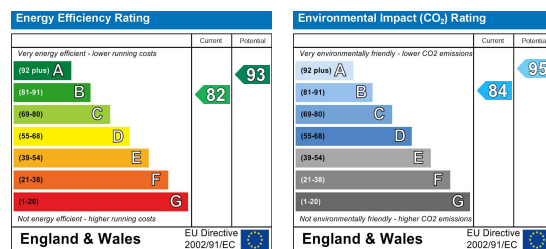
Total floor area 74.0 sq. m. (797 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Viewing

Please contact our Aspire Sales, Lettings Office on 01832 272225 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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