



18 St. Giles Close, Holme
Offers in excess of £500,000

 **Oliver James**
Property Sales & Lettings



18 St. Giles Close

Holme, Peterborough

An aesthetically pleasing, stone built, detached four bedroom home of 1641 sq/ft / 152 sq/metres situated on a corner plot of 0.18 acres with double garage.

Council Tax band: F

- A Gross Internal Floor Area of approximately 1641 sq/ft / 152 sq/metres.
- Quick access onto the A1 road network – approx 7 miles from Peterborough Train Station.
- Picturesque village location.
- Three reception rooms / two and a half bathrooms.
- Aesthetically pleasing detached family home.
- Four bedrooms – the principal of which has an en-suite shower room.
- A Total Plot Size of 0.14 acres.
- EPC: D.
- Double garaging with power & lighting.
- Driveway parking for numerous vehicles.





INTRODUCTION

An aesthetically pleasing stone built family home ideally situated on a corner plot with large front and rear gardens totalling 0.18 acres, with pedestrian access into the double garage. The property has well proportioned accommodation with a large entrance hall with dog legged staircase to the first floor, good size living room off leading to the conservatory with views over the south facing rear garden. There is an additional study downstairs with bespoke fitted storage and a large kitchen / diner with separate utility room and downstairs cloakroom. Upstairs are four bedrooms, the principal of which is double aspect with a en-suite shower room and further family bathroom.

LOCATION

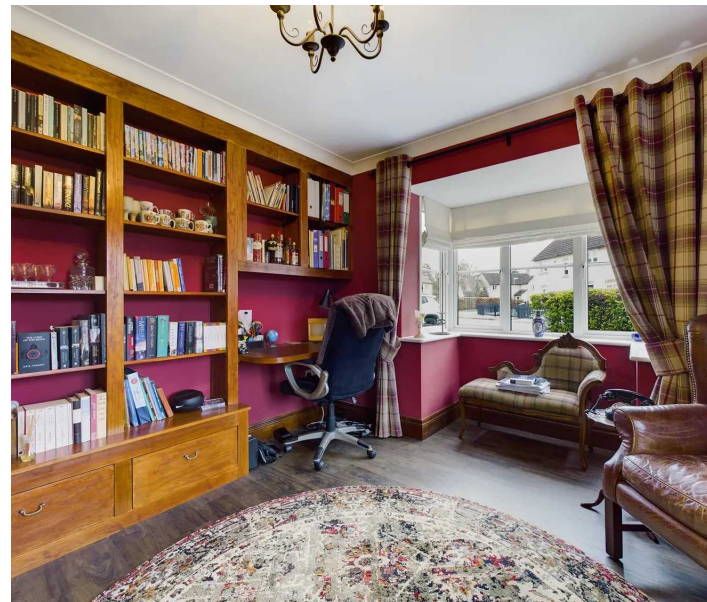
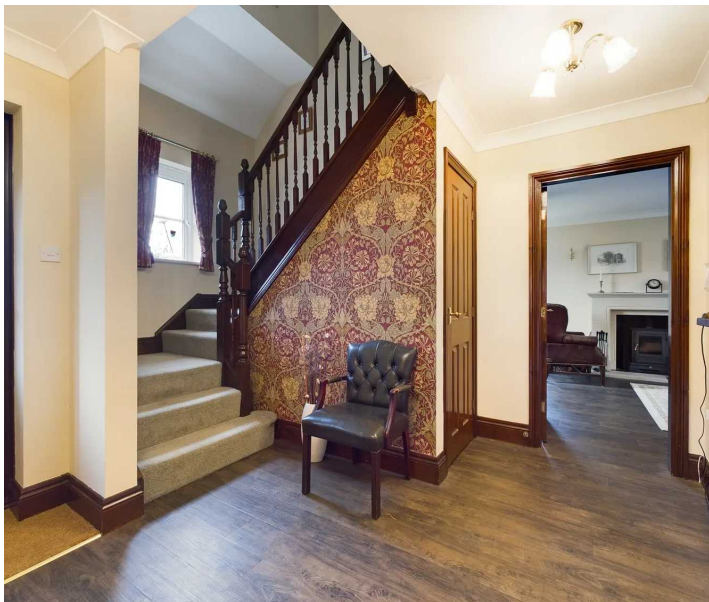
The picturesque Village of Holme is situated approximately seven miles from the City of Peterborough which has a fast line into London Kings Cross within 50 minutes. Also situated nearby is access to the A1 which in turn links through to the A14. The nearby village of Sawtry offers a range of independent shops, co-op supermarket, secondary schooling as well as a gym and swimming pool dentist and doctors. Within Holme itself there is a thriving community and the Village hall is regularly used for hosting events and the Primary School has a very good Ofsted rating. The local public house, The Admiral Wells provides excellent food and company.

GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area is approximately 1641 sq/ft / 152 sq/metres.

ENTRANCE HALL

UPVC door to front elevation. Stair to first floor. Understairs cupboard. Radiator. Karndean flooring.





LIVING ROOM

Dimensions: 12' 8" x 20' 9" (3.86m x 6.32m). UPVC windows to front and side elevations. UPVC French doors to rear elevation. Inset log burner with stone surrounds. Two radiators. Karndean flooring.

CONSERVATORY

Dimensions: 11' 11" x 12' 5" (3.63m x 3.78m). Of UPVC construction with a brick base and pitched roof. Electric heater. Ceramic tiled flooring.

OFFICE

Dimensions: 13' 1" x 11' 0" (3.98m x 3.35m). UPVC bay window to front elevation. UPVC window to side elevation. Radiator. Karndean flooring. A range of bespoke fitted shelving units.

KITCHEN / DINING ROOM

Dimensions: 25' 6" x 9' 4" (7.77m x 2.84m). Fitted with a range of base and wall mounted cupboards with wood effect work surface over. Integrated double oven with electric hob and extractor over. Space for fridge-freezer. Plumbing dishwasher. Inset sink and drainer with mixer tap over. Tiled surrounds. UPVC window to side elevation. Ceramic tiled flooring.

UTILITY ROOM

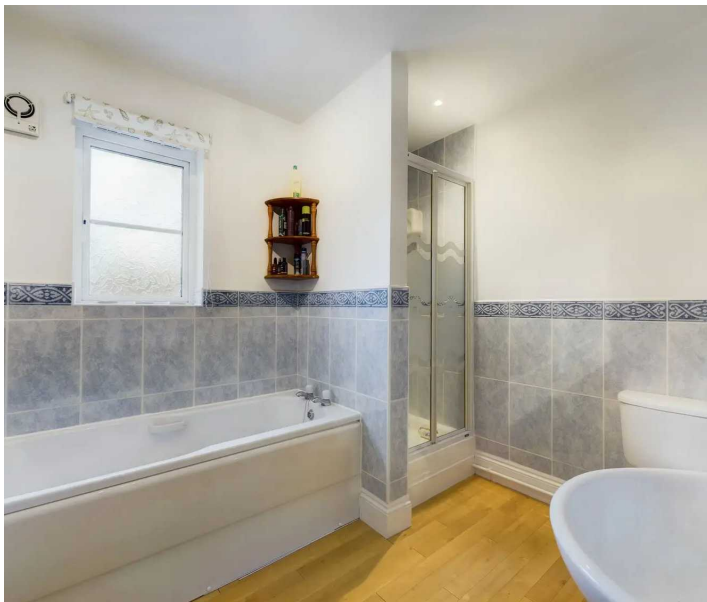
Dimensions: 12' 11" x 7' 2" (3.93m x 2.18m). Fitted with mounted worksurface, inset sink and drainer. Plumbing for washing machine. Oil fired central heating boiler. Radiator. Loft access. UPVC door to rear elevation. UPVC window to side elevation.

CLOAKROOM

Dimensions: 8' 0" x 3' 3" (2.44m x 0.99m). Fitted with a two piece suite comprising low level WC. Wash hand basin. Ceramic tiled flooring. Radiator. Obscure UPVC window to front elevation.

LANDING

UPVC window to front elevation. Two built in cupboards.





PRINCIPAL BEDROOM

Dimensions: 12' 3" x 12' 9" (3.73m x 3.88m). UPVC windows to front and side elevations. Built in double and single wardrobes. Radiator.

EN SUITE SHOWER ROOM

Dimensions: 5' 4" x 7' 6" (1.62m x 2.28m). Fitted with a three piece suite comprising shower cubicle with tiled surrounds and shower over, wash hand basin and low level WC. Radiator. Tiled flooring. Obscure UPVC window to side elevation.

BEDROOM TWO

Dimensions: 11' 11" x 9' 7" (3.63m x 2.92m). UPVC window to rear elevation. Fitted double wardrobe. Radiator.

BEDROOM THREE

Dimensions: 11' 3" x 10' 8" (3.43m x 3.25m). UPVC window to front elevation. Radiator.

BEDROOM FOUR

Dimensions: 7' 7" x 7' 6" (2.31m x 2.28m). UPVC window to rear elevation. Radiator.

BATHROOM

Dimensions: 8' 5" x 7' 6" (2.56m x 2.28m). Fitted with a four piece suite comprising panelled bath, separate shower cubicle, wash hand basin and low level WC. Laminate wood effect flooring. Radiator. Obscure UPVC window to rear elevation.

GARAGING

Dimensions: 18' 5" x 20' 1" (5.62m x 6.13m). Twin up and over doors to front elevation. UPVC window to side elevation. UPVC door to side elevation.





EXTERNAL

The property is ideally located on a corner plot with a large frontage enclosed by mature hedging with a large driveway to the front of the garage providing plenty of parking for numerous vehicles. The rear garden is southerly facing and to the main laid to lawn with a block paved patio seating area, flower and shrub borders as well as a timber shed.

TENURE

The tenure of the property is Freehold.

COUNCIL TAX

The Council Tax Band for the Property is F.

AGENTS NOTES

These particulars whilst believed to be correct at time of publishing should be used as a guide only. The measurements taken are approximate and supplied as a general guidance to the dimensions, exact measurements should be taken before any furniture or fixtures are purchased. Please note that Oliver James Property Sales and Lettings has not tested the services or any of the appliances at the property and as such we recommend that any interested parties arrange their own survey prior to completing a purchase.

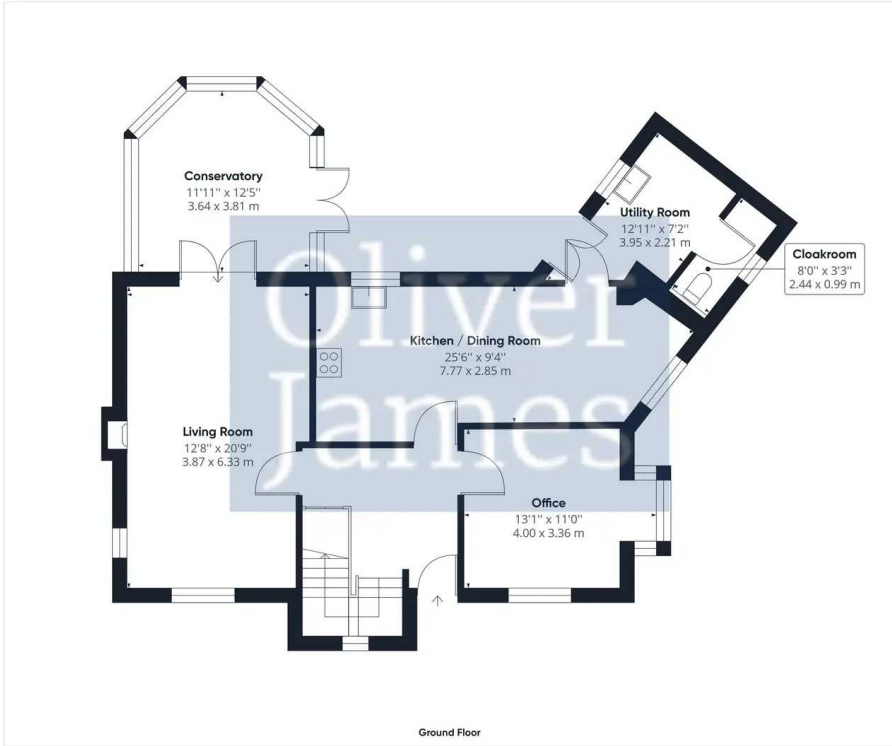
MONEY LAUNDERING REGULATIONS

In order to progress a sale, Oliver James will require proof of identity, address and finance. This can be provided by means of passport or photo driving licence along with a current utility bill or Inland Revenue correspondence. This is necessary for each party in joint purchases and is required by Oliver James to satisfy laws on Money Laundering.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	77
(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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





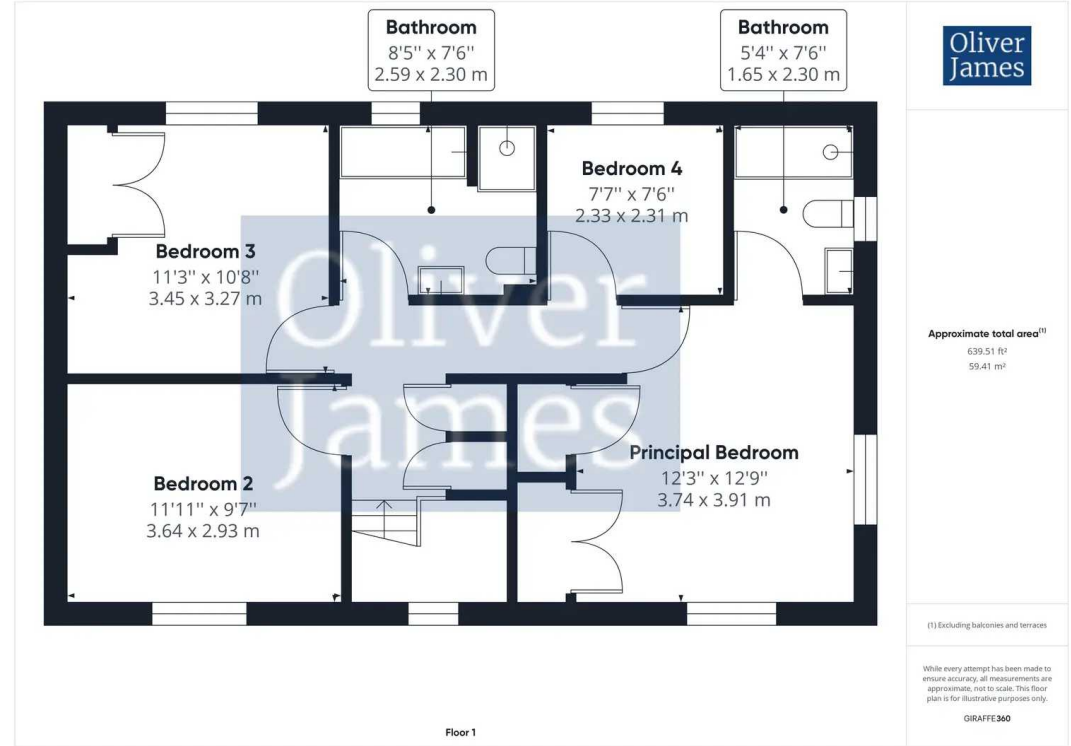
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Approximate total area⁽¹⁾
1001.67 ft²
93.06 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾
639.51 ft²
59.41 m²

(1) Excluding balconies and terraces

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