



6 GIBSON DRIVE
UPPER BENEFIELD | PE8 5AW

Offers Over £270,000

Woodford & Co.
PROPERTY CONSULTANTS & AUCTIONEERS

6 Gibson Drive, Upper Benefield, Peterborough, PE8 5AW.

A detached family bungalow situated on the outskirts of this popular village, approximately 4 miles from Oundle.

Location: Upper Benefield is a popular village approximately 5 miles to the West of Oundle. The village also boasts an active cricket club. There are a number of footpaths and bridleways leading from the village over the gently rolling neighbouring countryside. Oundle offers a range of traditional, family run shops, businesses and restaurants set around the historic market place. There are excellent schools too. More extensive facilities as well as main line rail travel are available in Kettering, Corby and Peterborough.

The Property: This modern family bungalow has been refurbished to create a low maintenance home. The property benefits from PVCu double glazing and PVCu soffits & fascias, re-fitted white bathroom suite and en suite shower, modern beech kitchen units, multi fuel burner, landscaped gardens both front and rear, garage and considerable off road parking upon the newly laid concrete drive.

Accommodation

Entrance Porch: Accessed via PVCu double glazed door with matching side panel. Quarry tiled floor. Fully glazed door and side panel to the reception hall.

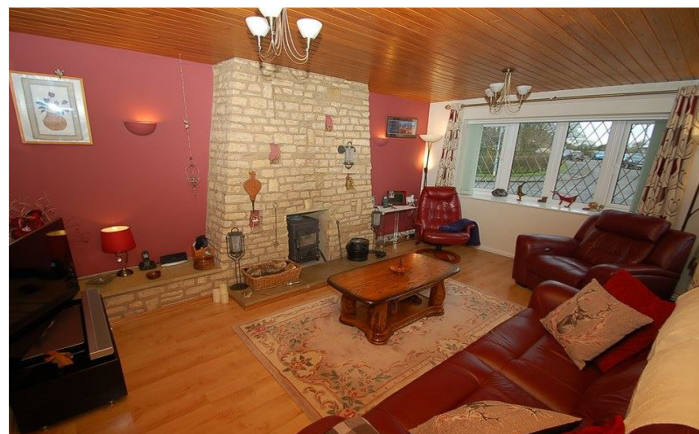
Reception Hall: Laminate floor. Doors off to the sitting room, dining room, kitchen and family bathroom. Built-in store cupboard and access to significant boarded loft space via retractable ladder. The loft offers scope for the addition of two bedrooms and a bathroom, subject to planning permission.

Sitting Room: 16'9 x 11'10 (5.11mx 3.61m) Natural stone chimney breast with flag stone hearth and recently fitted multi fuel stove. Wall light points. PVCu double glazed bow window to the front and further PVCu double glazed window to the side. Laminate floor. Archway to the dining room.

Dining Room: 11'10 x 8'6 (3.61mx 2.59m) PVCu double glazed window to the side. Laminate floor. Serving arch to the kitchen.

Kitchen: 12' x 11'5 (3.66mx 3.48m) Of a good size being fitted with a range of beech units and granite effect worktops. A ceramic one & a half bowl sink unit with mixer taps over and cupboards under. Further base and high level units provide ample work and storage space. Integrated oven, hob, extractor and fridge/freezer with spaces for dish washer, tumble dryer and washing machine. Ample tiled splash areas. Attractive tiled effect laminate flooring. PVCu double glazed window to the rear with views across the garden. Half glazed door to the conservatory

Conservatory: 11'7 x 7'9 (3.53mx 2.36m) Of PVCu double glazed construction to 3 aspects with opening casement orientated to the south east, consequently well placed to benefit from available sunshine.



Main Bedroom: 13'6 x 12' (4.11mx 3.66m) PVCu double glazed window to the rear. Laminate floor. Archway to the en suite shower.

En Suite Shower: A white suite comprising oversize shower tray and wash basin inset to a vanity unit. Ceramic tiled floor.

Bedroom 2: 12' x 9'4 (3.66m x 2.84m) PVCu double glazed window to the front aspect. Laminate floor.

Bedroom 3: 11'10 x 7'3 (3.61m x 2.21m) PVCu double glazed window to the front. Laminate floor.

Family Bathroom: Refitted with a white suite to comprise panel bath with mixer tap and shower over, pedestal wash basin and Wc. Heated chrome towel rail. Large airing cupboard. Ample tiled splash areas. Window to the rear.

Outside: The front garden is open plan lawn with a variety of ornamental shrubs. To one side is a new concrete drive that incorporates the path to the front door. Being extra wide the drive provides off road parking for several cars and leads to the garage. There is gated pedestrian access to the side and rear of the property.

The garage (17'2 x 7'7 (5.23mx 2.31m)) is accessed by a metal up & over door. There is power and light connected and a wall mounted oil fired boiler.

The rear garden has been landscaped for low maintenance. A shaped lawn forms the centre piece with two large paved seating areas to either side of the conservatory, one element of which incorporates the pedestrian access from the front; it provides very handy additional storage space. To the very rear of the garden is a large patio with a very functional masonry BBQ. The rear garden is fully enclosed by 6'6 timber panel fencing.

Agent's Note: In our opinion there is considerable scope to significantly extend the accommodation by developing the loft space. Interested parties would need to make their own inquiries via the local planning office (01832 742225).

Services: Mains water, drainage and electricity are connected. Heating is via an oil fired boiler.

Council Tax: Band D, Payable £1433.75

Energy Performance Rating: D

Tenure: Freehold

Local Authority: East Northants Council. Tel: 01832 742000.

Viewing: Strictly by appointment with the agent Woodford & Co 01832 274732.



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