



14 Brookside, Southwick, Peterborough, PE8 5BN

Offers in excess of £245,000

Stuart Charles are delighted to offer FOR SALE this three bedroom family home located in the village of Southwick. Situated a short drive from several shopping areas and Oundle high street as well as several schools an early viewing is recommended to avoid missing out on this home. The accommodation comprises to the ground floor of an entrance hall, lounge/diner, kitchen, utility room and conservatory. To the first floor are three good size bedrooms and a three piece family bathroom. Outside to the front is a low maintenance laid lawn. To the rear a patio area leads onto a laid lawn and is enclosed by timber fencing and privet hedge to all sides. Call now to view!!

- RECENTLY REPLACED ROOF
- COUNTRYSIDE VIEWS
- CAVITY WALL INSULATION
- THREE GOODSIZE BEDROOMS
- CONSERVATORY
- NEW CENTRAL HEATING SYSTEM
- POTENTIAL TO ADD PARKING
- LARGE REAR GARDEN
- UTILITY ROOM
- EPC RATING OF D

Entrance Hall

Entered via a double glazed door, stairs rising to first floor landing, door to:

Lounge

20'0 x 10'10 (6.10m x 3.30m)

Double glazed window to front elevation, two radiators, tv point, telephone point, feature fire place with open fire, archway to conservatory, door to:

Kitchen

11'6 x 7'9 (3.51m x 2.36m)

Fitted to comprise a range of base and eye level units with a single steel sink and drainer, electric cooker, plumbing for automatic washing machine, space for condensing dryer, space for low level fridge, double glazed window and door to rear elevation, door to:







Utility Room

8'2 x 5'3 (2.49m x 1.60m)

Double glazed window to side elevation, space for free standing fridge/freezer.

Conservatory

11'2 x 9'6 (3.40m x 2.90m)

Double glazed French doors to rear elevation, double glazed windows to all sides.

First Floor Landing

Loft access, storage cupboard, doors to:





Bedroom One

12'4 x 9'4 (3.76m x 2.84m)

Two double glazed windows to front elevation, built in wardrobe, radiator.

Bedroom Two

13'5 x 10'6 (4.09m x 3.20m)

Double glazed window to rear elevation, radiator.

Bedroom Three

11'4 x 7'9 (3.45m x 2.36m)

Double glazed window to front elevation, radiator, built in wardrobe.





Bathroom

8'0 x 5'5 (2.44m x 1.65m)

Fitted to comprise a three piece suite consisting of a panel bath with electric shower over, low level wash hand basin, low level pedestal, double glazed window to rear elevation.

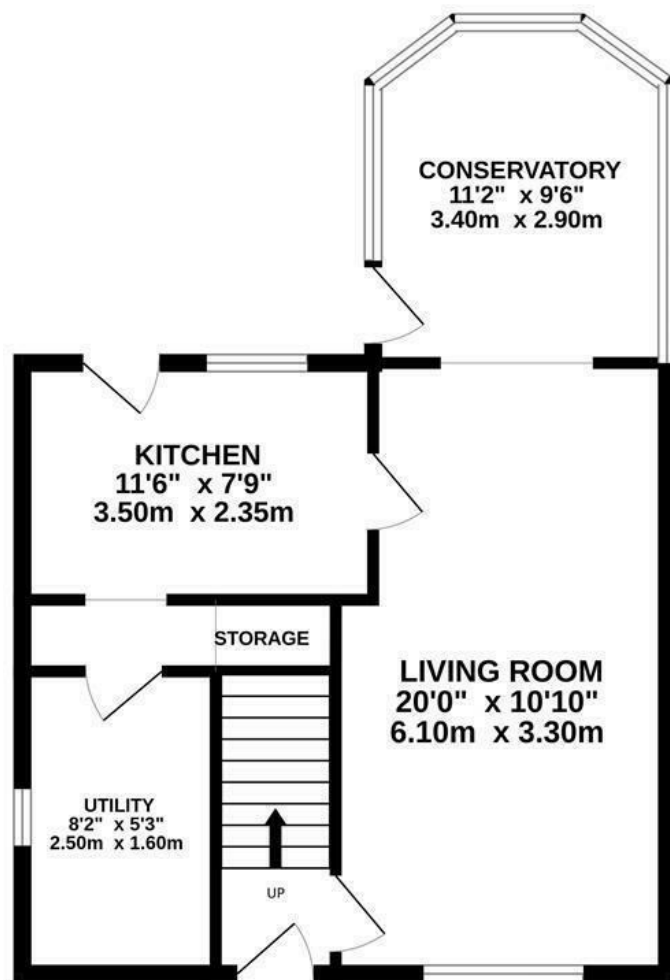
Outside

Front: A low level lawn is enclosed by privet hedges to all sides, shared access leads to the rear.

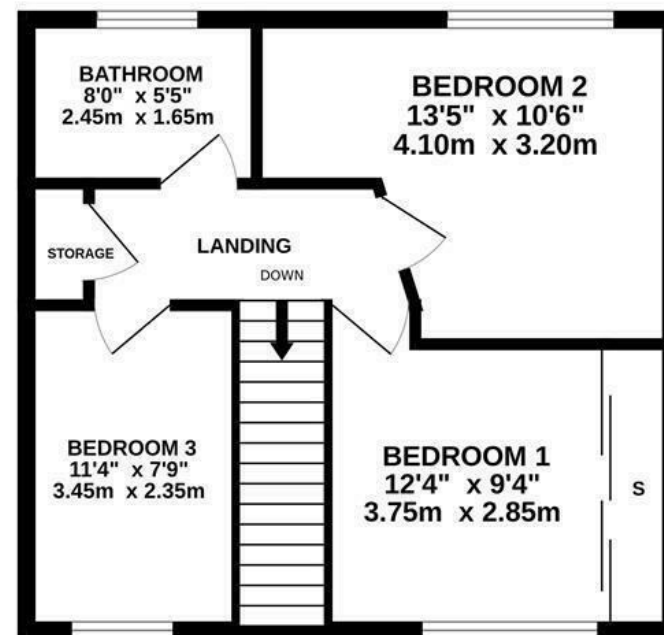
Rear: A patio area leads onto a large laid lawn and is enclosed by timber fencing to all sides.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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