



Peterborough Road, Crowland Peterborough

Price: Freehold £350,000

- Four Bedrooms
- En-Suite To Master
- Kitchen/Diner
- Off Road Parking
- Enclosed Rear Garden
- Self Contained Annexe

EPC Rating: C



GROUND FLOOR

ENTRANCE HALL: Entrance door. Radiator. Stairs to first floor.

CLOAKROOM: UPVC Double glazed window to front. Low level WC. Wash hand basin. Radiator.

LOUNGE: (17'11" max x 10'10" max) UPVC Double glazed box window to front. Two radiators.

KITCHEN/DINER: (17'06" max x 11'05" max) UPVC Double glazed window and French doors to rear. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob with chimney style cooker hood over. Radiator.

FIRST FLOOR

LANDING: Built in airing cupboard housing hot water cylinder. Stairs to second floor.

BEDROOM: (10'10" max x 9'07" plus recess) UPVC Double glazed window to rear. Radiator. Built in wardrobe.

BEDROOM: (13' max x 9'06" plus recess) UPVC Double glazed window to front. Radiator. Built in wardrobe.

BEDROOM: (7'09" x 7'05") UPVC Double glazed window to front. Radiator.

BATHROOM: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin with mixer tap set in vanity unit. Bath with mains shower over. Radiator.

SECOND FLOOR

LANDING: Sky light. Built in storage cupboard.

BEDROOM: (16'04" max x 10'01" plus recess) Two sky lights. Radiator. Loft access. Built in wardrobe and storage cupboard. Further built in cupboard housing wall mounted boiler.

EN-SUITE: Low level WC. Wash hand basin with mixer tap set in vanity unit. Shower cubicle with mains shower. Heated towel rail.

OUTSIDE

FRONT: Gravel driveway providing off road parking.

REAR GARDEN: Enclosed by fencing. Side gate. Laid to lawn area with shrubs. Patio area.

SELF CONTAINED ANNEXE:

KITCHEN: (9'02" plus recess x 8'01" max) UPVC Double glazed window to side and door. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Fitted hob.

LOUNGE/BEDROOM: (18'09" max x 10'10" max) UPVC Double glazed French doors. Radiator. Loft access.

SHOWER ROOM: UPVC Double glazed window to side. Low level WC. Wash hand basin with mixer tap set in vanity unit. Shower cubicle with wall mounted electric shower.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale.

Ref: WER204461 - 0003

Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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