

Pathfinder Way, Warboys

£465,000 **Freehold**

Sharman Quinney

Key Features

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- Master Bedroom with En-Suite
- Five SPACIOUS Bedrooms
- Spacious 22 Foot Dual Aspect Lounge with Featured Electric Log Burner
- STUNNING 22 Foot Kitchen/Diner
- Family Bathroom with Four-Piece Suite

Ground Floor

Entrance Hall
Leading to;

Lounge - 11'9" Max x 22'7" (3.59m Max x 6.90m)
Featured Electric Log Burner with Dual aspect windows with French Doors leading to the Garden.

Kitchen/Diner - 13'4" Max x 22'6" (4.07m Max x 6.86m)
Stunning WREN Kitchen with a matching range of base and eye level units with a separate Island.
Dual aspect windows to front and rear.

Utility Room - 5'11" x 5'7" (1.80m x 1.72m)
Read door leading to the Garden.







Cloakroom -
Recently decorated and fitted with a two-piece suite and compromising of a wash hand basin and low-level-WC.

First Floor
Master Bedroom - 11'10" x 13'4" (3.61m x 4.09m)
Window to front and leading to;

Dressing Area
Built-in wardrobes with window to rear and leading to;

En-Suite
Fitted with a three-piece suite and compromising of a double shower cubicle, wash hand basin, low-level-WC and window to rear.

Bedroom 2 - 10'0" x 11'2" (3.06m x 3.41m)
Built-in wardrobe with window to rear.

Family Bathroom
Fitted with a four-piece suite and compromising of a double shower, bath, wash hand basin, low-level-WC and window to rear.

Bedroom 5 - 9'10" x 8'11" (3.00m x 2.73m)
Window to front.

Second Floor

Bedroom 3 - 11'7" x 17'5" + Wardrobe (3.54m x 5.32m + Wardrobe)







TOTAL FLOOR AREA : 2368 sq.ft. (220.0 sq.m.) approx.

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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Full width built-in wardrobe with window to front.

Jack & Jill Bathroom
Fitted with a three-piece suite and compromising of a shower cubicle, wash hand basin, low-level-WC and window to rear.

Bedroom 4 - 9'11" x 22'7" (3.02m x 6.89m)
Window to front.

Outside
The private rear enclosed garden offers a secluded seated patio area with laid lawn to rear. The bottom of the garden also offers a spacious seated decking area. Situated on a corner plot, the front of the property also provides parking for multiple cars.

Double Garage
Two up and over roller doors to front with side door providing direct access from the garden.

To view this property call Sharman Quinney on: **01487 710345**

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Contact us to arrange a FREE home valuation.

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The Property Ombudsman