



Francis Gardens, Peterborough
OIEO £400,000 **Freehold**

**Sharman
Quinney**

Key Features



- Four/Five Bedrooms
- Kitchen/Breakfast Room
- Two Upstairs Bathrooms
- Enclosed Rear Garden
- Off Road Parking

A unique individual property situated in a cul-de-sac location. Offering generous versatile accommodation over two floors. The property benefits from an annexe which could be used as separate or combined living accommodation and also has the potential for other uses such as working from home. Outside continues with a well presented private enclosed rear garden and home gym/office.

GROUND FLOOR

ENTRANCE HALL: UPVC Double glazed entrance door. Radiator. Stairs to first floor.

LOUNGE: 3.96m x 3.97m (13' plus recess x 13'04" max) UPVC Double glazed window to front. Radiator. Feature fireplace with inset gas fire.

KITCHEN/DINER: 4.90m x 6.11m (16'08" max x 20'05" max) (Kitchen area is 'U Shaped' with a solid wall section included in the measurements) UPVC Double glazed window, door and French doors to rear. Fitted



with a range of base and wall units. Two fitted hobs with chimney style cooker hoods over. Built in double oven. Microwave. Breakfast bar. Stainless steel sink and drainer with mixer tap. Three radiators. Two built in cupboards. Door to annexe;

GROUND FLOOR ANNEXE ROOMS

Located to the right side of the property, currently incorporated and used as part of the main property, previously used as a separate annexe.

HALLWAY

BEDROOM/LOUNGE: 4.57m x 2.74m (15' x 9'01")
UPVC Double glazed window and door to front.
Radiator.

SHOWER ROOM: Low level WC. Wash hand basin.
Step in shower with wall mounted electric shower.

KITCHEN: 2.16m x 3.07m (7'09" x 10'10") Fitted with a range of base and wall units. Stainless steel sink with mixer tap. Built in storage cupboards housing wall mounted boiler and space for washing machine. Opening to;

SUN ROOM/CONSERVATORY: 3.35m x 2.77m (11'01" x 9'10") UPVC Double glazed windows to side and rear. Door to rear. Radiator.

FIRST FLOOR

LANDING: Loft access.

BEDROOM: 4.90m x 2.46m (16'08" max x 8'09" plus recess) UPVC Double glazed window to rear. Fitted wardrobes. Radiator.





BEDROOM: 3.98m x 3.65m (13'08" x 12') UPVC Double glazed window to front. Radiator.

BEDROOM: 3.35m x 3.35m (11'02" x 11') UPVC Double glazed window to rear. Radiator. Fitted wardrobes.

BEDROOM: 3.38m x 2.45m (11'11" x 8'07") UPVC Double glazed window to front. Radiator. Fitted wardrobes. Loft access.

SHOWER ROOM: UPVC Frosted double glazed window to front. Low level WC. Wash hand basin with mixer tap set in vanity unit. Shower cubicle with mains shower. Bidet. Radiator. Built in airing cupboard housing hot water cylinder.

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

OUTSIDE

FRONT: Driveway providing off road parking.

REAR GARDEN: Enclosed by fencing. Side access gate. Laid to lawn area with shrubs. Private patio area. Insulated home gym/office: 3.37m x 3.37m (11'06" x 11'08") with power and lighting, further section currently used as storage.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property call Sharman Quinney on: **01733 897896**

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 897896

 70 Albert Place, PETERBOROUGH,
Cambridgeshire, PE1 1DD

 peterborough@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



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.

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: PTB206459 - 0002

