



Artindale, Bretton Peterborough  
**£219,995 Freehold**

**Sharman  
Quinney**

# Key Features



- Three Bedrooms
- Downstairs Cloakroom
- Enclosed Rear Garden
- Kitchen/Diner

## GROUND FLOOR

**ENTRANCE HALL:** UPVC Double glazed entrance door. UPVC Double glazed window. Radiator. Built in cupboard. Stairs to first floor.

**CLOAKROOM:** UPVC Frosted double glazed window to front. Low level WC. Wash hand basin with mixer tap.

**LOUNGE:** 4.90m x 3.37m (16'09" x 11'07") UPVC Double glazed window and French doors to rear. Radiator.

**KITCHEN/DINER:** 5.48m x 2.76m (18'01" max x 9'06" max) UPVC Double glazed window to front and French doors to rear. Fitted with a range of fitted base and wall units. Sink and drainer with



mixer tap. Integrated washing machine and fridge/freezer. Built in oven and fitted hob with cooker hood over. Radiator.

## FIRST FLOOR

LANDING: Built in cupboard. Further built in cupboard housing wall mounted boiler. Built in airing cupboard housing hot water cylinder.

BEDROOM: 2.76m x 3.37m (9'07" x 11'06")  
UPVC Double glazed window to rear.

BEDROOM: 3.37m x 2.77m (11'08" x 9'11")  
UPVC Double glazed window to rear.

BEDROOM: 3.38m x 1.85m (11'09" x 6'07")  
UPVC Double glazed window to rear. Loft access.

BATHROOM: UPVC Frosted double glazed window to front. Low level WC. Wash hand basin with mixer tap. Bath with mixer tap and wall mounted electric shower over. Heated towel rail.

## OUTSIDE

FRONT: Communal parking area.

REAR GARDEN: Enclosed by fencing. Paved.  
Rear access gate.




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

# Selling your property?

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

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