



Lea Gardens, Peterborough
OIEO £475,000 **Freehold**

**Sharman
Quinney**

Key Features



- Extended Detached Chalet Style Home
- Four Bedrooms
- Walking Distance of the Railway Station
- Sought After Location
- Two Bathrooms

Description

A unique type of property which offers a wide variety of options for potential buyers. The lay out of this spacious home could suit a large or growing family. It also offers an option for a buyer looking for a property that can offer accommodation for either a hairdresser or beauty studio style of set up.

Entrance Hall

Part glazed UPVC door to entrance hall, stairs to the first floor with cupboard under, twin radiator, airing cupboard and laminate flooring. Doors to further hallway and doors to both lounge and inner lobby.

Bedroom 4 /Study 2.4m x 2.7m (7'11 x 9'0")

UPVC double glazed window to the front, and



radiator.

Bedroom 1 4,2m x 3.6m (13'10" x 11'10")
Wall to wall fitted wardrobes, UPVC double glazed window to the front, and radiator. Door to:

En Suite

Generous sized room with double sized shower cubicle complete with body jets, vanity wash hand basin, low level WC, half height tiled walls and flooring, radiator UPVC double glazed windows to the front and side. Part glazed door to Sun Lounge/Garden Room.

Bathroom

Three-piece bath with mixer taps and shower attachment, wash hand basin, and low-level WC. Heated towel rail, and UPVC double glazed window to the side.

Lounge 7.1m x 4.4m (23'5" x 14'4")

Large UPVC double glazed patio doors with side panels onto the south facing garden, two radiators and open plan into:

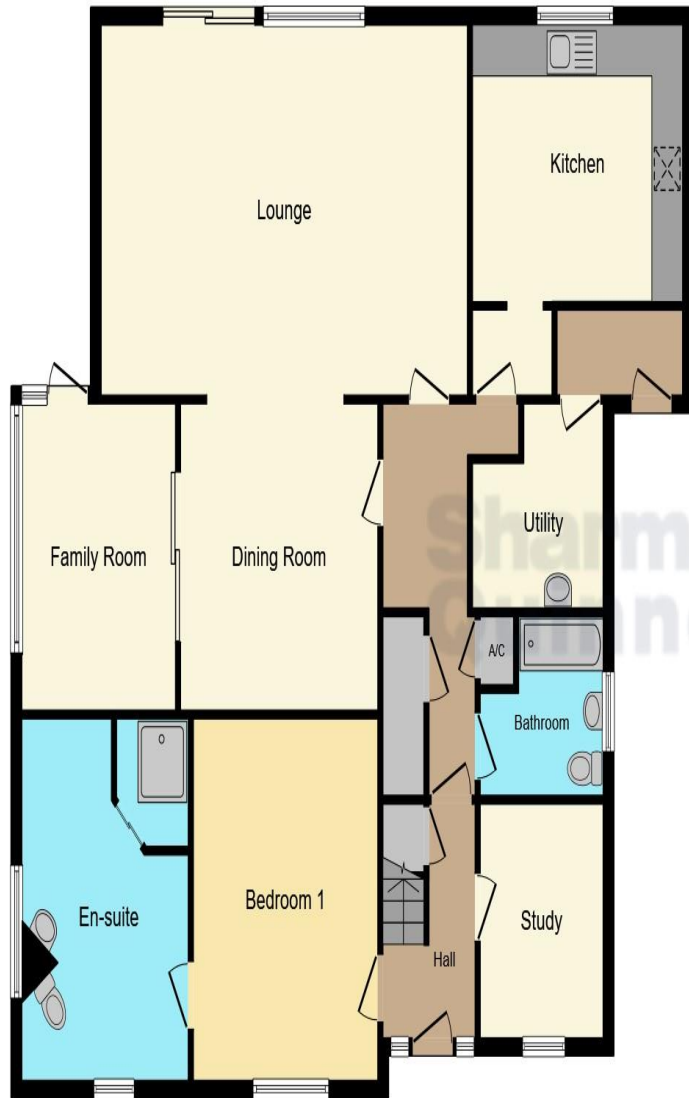
Dining Area 3.65m x 3.5m (11'12" x 11'6")

Door to the entrance hall, window overlooking the garden room/sun lounge, and radiator.

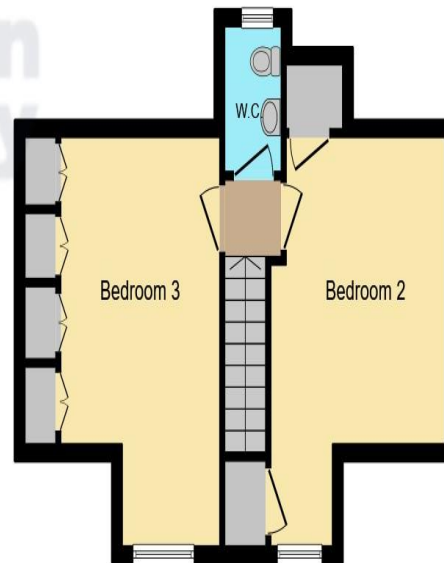
Garden/Sun Lounge 3.6m x 3.2m (1'11 x 10'7")

UPVC double glazed window to the side with patio doors leading into the dining area, and UPVC double glazed door to the garden.





Ground Floor



First Floor

Kitchen Breakfast Room 4m x 3.2m (13'5" x 10'8")
Sink unit with taps over, UPVC double glazed window to the side, range of fitted drawer and base cupboards, fitted worktop, matching wall cupboards, recess for free standing Aga style cooking range with large extractor hood above, space for a free-standing fridge freezer, plumbing and recess for washing machine, and tiled flooring.

Utility 2.56mx 2.4m (8'5 x 7'11)
Ceramic Butler sink, wall mounted gas boiler, fitted worktop, wall mounted cupboards and ceramic flooring.

First Floor and Landing

Bedroom 2 4.7m x 3m (15'6" x 9'11")
UPVC double glazed Dormer window to the front, range of fitted wardrobes, and a radiator.

Bedroom 3 4.7m 3.3m (15'5" x 11'1)
UPVC double glazed Dormer windows to the front, door to storage to the eaves fitted wardrobe and radiator.

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: PTB206651 - 0002

