



Brocklesby Gardens, Peterborough
£320,000 Freehold

**Sharman
Quinney**

Key Features



- Extended Semi Detached Home
- Three Double Bedrooms
- Generous Family Accommodation
- Large Lounge
- Refitted Kitchen

Entrance Hall. 12'0" X 7'8"

An extended reception hall via a UPVC double glazed door, stairs to the first floor and landing, storage cupboard, radiator, porcelain tiled flooring, and doors to:

Cloakroom

Refitted two piece suite with vanity wash hand basin, low level WC, double glazed window, fully tiled walls and floor, and radiator.

Lounge Area. 20'5" X 11'5"

UPVC double glazed window to front, double radiator, laminate flooring, door to the kitchen and open access in to the Dining Area.

Dining Area. 12'4" X 10'5"

UPVC double glazed patio doors to garden, brick



facia to three walls, laminate flooring, radiator, twin built in storage and display units, and UPVC double glazed window to rear.

Kitchen 10'6" X 9'6"

Refitted to offer a single drainer sink unit with water softener, range of fitted drawer and base units, integrated dishwasher and washing machine, fitted worktops, integrated five gas ring burners, oven under, splash backs, and extractor hood over.

Matching wall cupboards, space for a free standing fridge freezer, double glazed window to rear, porcelain tiled flooring, part glazed UPVC door to the side, and wall mounted gas boiler.

First Floor and Landing

Loft access, laminate flooring, UPVC double glazed window to side, door to airing cupboard with hot water tank.

Bedroom 1. 14'4" to door recess X 9'3"

UPVC double glazed window to front, twin set of three and two door fitted wardrobes, further built in storage cupboard, laminate flooring, and radiator.

Bedroom 2. 11'4" X 9'5"

UPVC double glazed window to rear, twin double doors to built in wardrobe, laminate flooring, and radiator.

Bedroom. 3. 11'10" X 8'7"





UPVC double glazed window to rear, built in cupboard, wall mounted wall cupboard, laminate flooring and radiator.

Shower Room

Double walk around shower cubicle, mains shower over, vanity wash hand basin with drawers under, low level WC, fully tiled walls and floor, contemporary wall hung radiator, recess lighting and extractor fan.

Outside

Front

Pedestrian frontage with open plan garden laid to lawn, secure gated side access.

Rear

Good sized garden hard landscaped for low maintenance, extensive patio areas, timber shed, outside tap, private door to brick garage, and gated rear access.

Rear vehicular access to the property via Ledbury Road.

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

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