



Beech Lane, Eye Peterborough  
**Offers in Excess of £270,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Unique Detached Home
- Contemporary Living Through Out
- Non Estate Village Location
- Feature Kitchen & Bathroom
- Twin Double Bedrooms

## Entrance Hall

Stairs to the first floor and landing with storage cupboard under, ceramic tiled flooring, radiator, and UPVC double glazed window to front.

## Cloakroom

Contemporary two piece suite with vanity wash hand as in with drawer under, low level WC, tiled floor, half height tiled walls, extractor fan.

## Lounge Diner 17'2" X 13'2"

Feature fireplace with inset gas log effect fire with inset marble style inset and hearth, chimney breast with timber slating surround, UPVC double glazed windows to front and side. Matching UPVC double glazed French doors to rear, wall mounted air conditioning unit, twin radiators, and ceiling and wall lighting.



Kitchen Breakfast Room. 10'0" X 9'0"

Contemporary fitted kitchen boasting quartz fitted worktops with integrated drainer to single sink unit, mini breakfast bar, extensive range of fitted drawer and base units, matching wall cupboards, integrated fridge and separate freezer, five ring gas burner to hob with oven under, fitted extractor hood, recess and plumbing for washing machine, recess mood lighting to worktops and over wall cupboards. UPVC double glazed window and part glazed door to the rear courtyard, and radiator.

First Floor and Landing

Loft access and doors to:

Bedroom 1. 13'2" X 8'7"

UPVC double glazed window to front, radiator, wall mounted air conditioning unit, and radiator.

Bedroom 2. 13'3" X 8'1"

UPVC double glazed window to rear, and radiator.

Bathroom

Quality Three piece suite with tiled panelled bath with mixer taps and mains plumbed in shower. Vanity wash hand basin with drawers under, low level WC, fully tiled walls and flooring, wall mounted heated towel rack/radiator, UPVC double glazed window to rear, door to cupboard housing combination boiler, and recess lighting.



## Outside

### Front

Ornate railings set on a low brick wall enclose the front of the property with wrought iron gate giving pedestrian access to the front of the property.

To the side there is off road parking for two to three vehicles. Gate to the rear.

### Rear

Low maintenance courtyard enclosed garden area with porch area over. The patio area extends to the side of the property with gated access to the drive way.

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

# Selling your property?

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

 01733 897896

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