



Dingley Court, Peterborough  
**£175,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Two Double Bedrooms
- Downstairs Cloakroom
- Enclosed Rear Garden
- Garage
- Ideal First Time Buy

## GROUND FLOOR

**ENTRANCE HALL:** Entrance door. UPVC Double glazed window to front. Radiator. Stairs to first floor.

**LOUNGE:** 4.28m x 3.37m (14'07" max x 11'08" max) UPVC Double glazed window to front. Radiator. Feature fireplace with electric fire.

**KITCHEN:** 4.57m x 2.46m (15' x 8'08") UPVC Double glazed window to rear. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Wall mounted boiler. Radiator. Built in under stairs cupboard.

**CLOAKROOM:** UPVC Frosted double glazed window. Low level WC. Wash hand basin.



Radiator.

REAR LOBBY: Door to rear garden.

FIRST FLOOR

LANDING: Loft access.

BEDROOM: 4.58m x 3.07m (15'03" max x 10'09" max) UPVC Double glazed window to front. Radiator. Built in airing cupboard housing hot water cylinder. Built in cupboard.

BEDROOM: 3.98m x 2.45m (13'06" x 8'07") UPVC Double glazed window to rear. Radiator.

BATHROOM: UPVC Frosted Double glazed window to rear. Low level WC. Wash hand basin. Bath with wall mounted electric shower. Radiator.

OUTSIDE

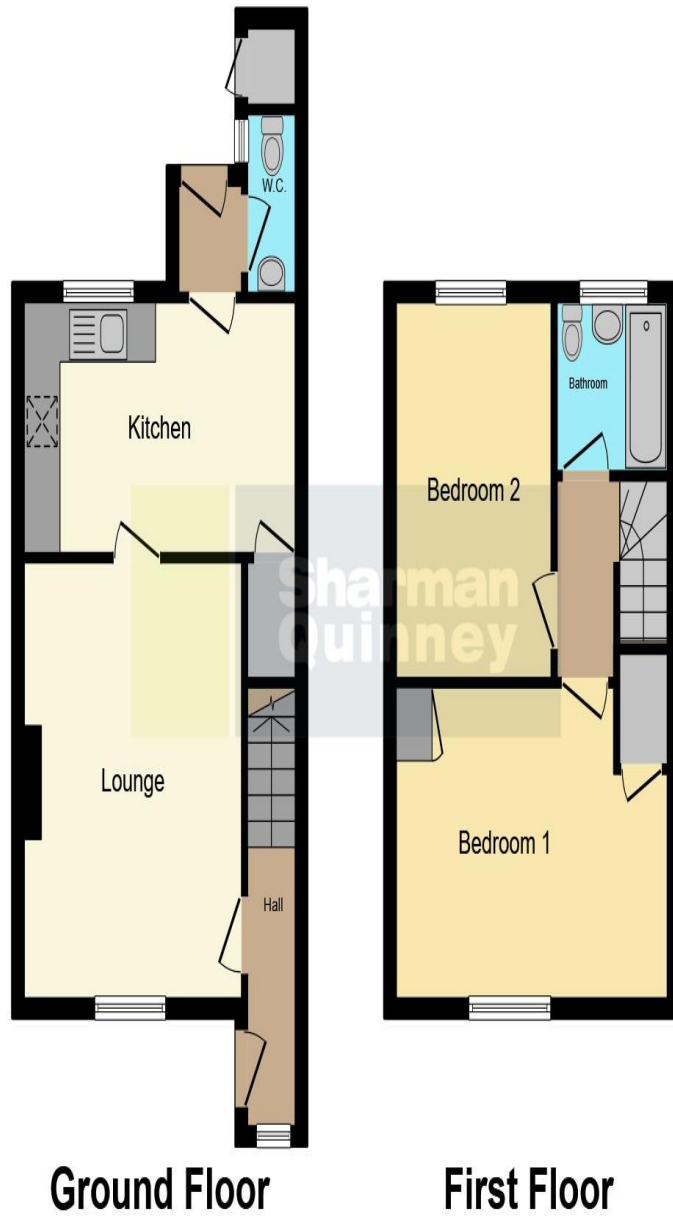
FRONT: Garden area.

REAR GARDEN: Enclosed by fencing and brick wall. Laid to lawn with shrubs. Paved area. Two brick built store sheds.

GARAGE: Up and over door. Parking in front of garage.

NB: The property benefits from solar panels on leasehold.





**Ground Floor**

**First Floor**

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](http://www.focalagent.com)

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# Selling your property?

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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.

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