



Plough Lane, Newborough Peterborough  
Offers In Excess Of £250,000 **Freehold**

**Sharman  
Quinney**



# Key Features



- No Onward Chain
- Three Bedrooms
- Separate Dining Area
- Downstairs Cloakroom
- Off Road Parking
- Enclosed Rear Garden
- Mortgage Advice Available In Branch

**ENTRANCE HALL:** Entrance door. Stairs to first floor.

**CLOAKROOM:** Low level WC. Wash hand basin.

**LOUNGE:** 4.57m x 3.36m (15'02" max x 11'04" max) UPVC Double glazed window to front. Radiator. Feature fireplace with inset fire. Built in under stairs storage cupboard.

**DINING ROOM:** 3.36m x 2.16m (11'05" x 7'10") Patio doors to rear. Radiator.





**KITCHEN:** 3.35m x 2.13m (11'01" x 7'02" plus recess) UPVC Double glazed window to rear. Door to side. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven with fitted hob and cooker hood over. Wall mounted boiler. Radiator.

## FIRST FLOOR

**LANDING:** Loft access. Radiator. Built in cupboard.

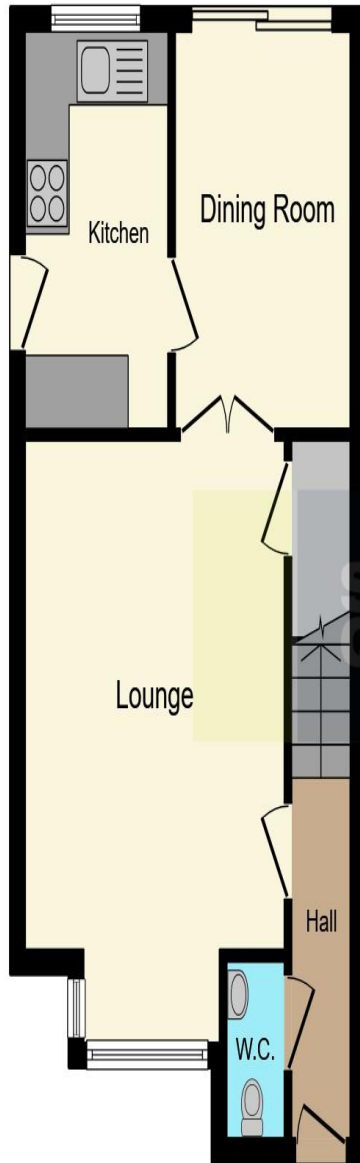
**BEDROOM:** 3.38m x 2.76m (11'10" plus recess x 9'07") UPVC Double glazed window to front. Radiator. Fitted wardrobes.

**BEDROOM:** 2.45m x 2.16m (8'07" x 7'09") UPVC Double glazed window to rear. Radiator.

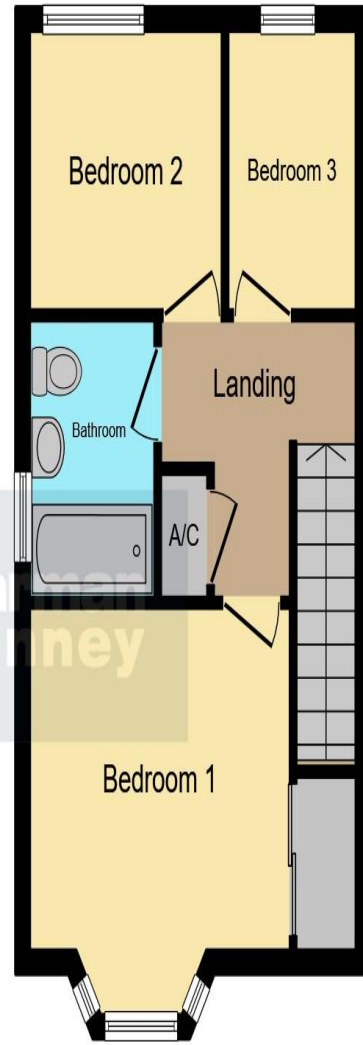
**BEDROOM:** 2.14m x 1.84m (7'05" x 6'04") UPVC Double glazed window to rear. Radiator.

**BATHROOM:** UPVC Frosted double glazed window to side. Low level WC. Wash hand basin. Bath with mixer tap and shower attachment. Radiator.





**Ground Floor**



**First Floor**

**OUTSIDE**

**FRONT:** Driveway providing off road parking.

**REAR GARDEN:** Enclosed by fencing. Side access gate. Patio. Lawn to lawn area with trees.

To view this property call Sharman Quinney on:  
**01733 575757**


This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



# Selling your property?

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

 01733 575757

 Loxley Centre, Werrington, Peterborough, Cambridgeshire, PE4 5BW

 [werrington@sharmanquinney.co.uk](mailto:werrington@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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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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