



St. Benedicts Close, Ginton Peterborough
Offers In Excess Of £290,000 Freehold

**Sharman
Quinney**

Key Features



- Two Bedrooms
- Conservatory
- Shower Room
- Garage
- Enclosed Garden
- Off Road Parking
- Mortgage Advice Available In Branch

GROUND FLOOR

ENTRANCE PORCH: Entrance door.

LOUNGE: 6.12m x 3.96m (20'11" max x 13'01" max) Three UPVC Double glazed windows. Radiator. Feature fireplace.

KITCHEN: 2.75m x 1.86m (9'04" x 6'11") UPVC Double glazed window and door. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in double oven. Fitted hob with cooker hood over. Wall mounted boiler.



INNER HALLWAY: Loft access.

BEDROOM: 3.96m x 2.44m (13' plus recess x 8'03") UPVC Double glazed window. Radiator.

BEDROOM: 3.36m x 2.44m (11'03" max x 8'02" max) Radiator. UPVC Double glazed French doors to;

CONSERVATORY: 3.08m x 2.75m (10'11" x 9'05") UPVC Double glazed windows and French doors.

SHOWER ROOM: UPVC Frosted double glazed window. Low level WC. Wash hand basin with mixer tap set in vanity unit. Shower cubicle with mains shower. Built in cupboard. Heated towel rail.

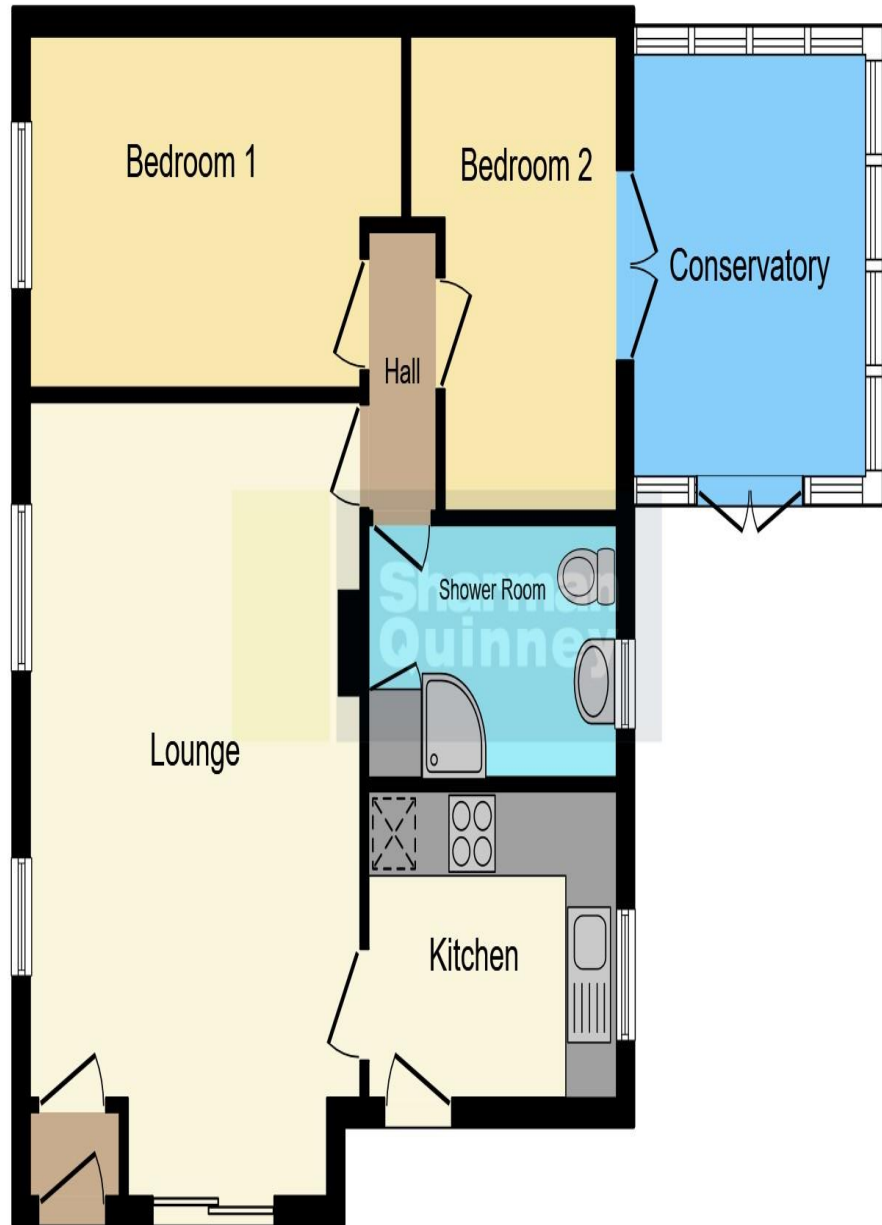
OUTSIDE

FRONT: Driveway providing off road parking.

GARAGE: Electric door. Personal door to side. Power and lighting.

REAR GARDEN: Enclosed by fencing. Patio area. Decorative gravel areas. Planted trees and shrubs.






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.

To view this property call Sharman Quinney on:
01733 575757

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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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