



Sapperton, Werrington Peterborough  
**£375,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Four Double Bedrooms
- En-Suite To Master
- Two Reception Rooms
- Utility
- Double Garage
- Enclosed Rear Garden
- Mortgage Advice In Branch

## GROUND FLOOR

**ENTRANCE HALL:** UPVC Double glazed entrance door. UPVC Double glazed window to front. Radiator.

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

**KITCHEN:** 3.98m x 2.45m (13'06" x 8'07") UPVC Double glazed window to rear and door to side. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and hob with cooker hood over. Heated towel rail.





**UTILITY:** UPVC Double glazed window to front. Fitted with a range of base and wall units. Sink with mixer tap. Wall mounted boiler. Space for appliances.

**DINING ROOM:** 5.19m x 3.05 (17'04" max x 10'01" max) UPVC Double glazed window to rear. Radiator.

**LOUNGE:** 5.82m x 3.37m (19'10" x 11'06") UPVC Double glazed window to front and patio doors to rear. Electric fire. Radiator. Gas point for a gas fire.

**CONSERVATORY:** 2.74m x 1.85m (9' x 6'07" plus recess) UPVC Double glazed windows and French doors. Radiator.

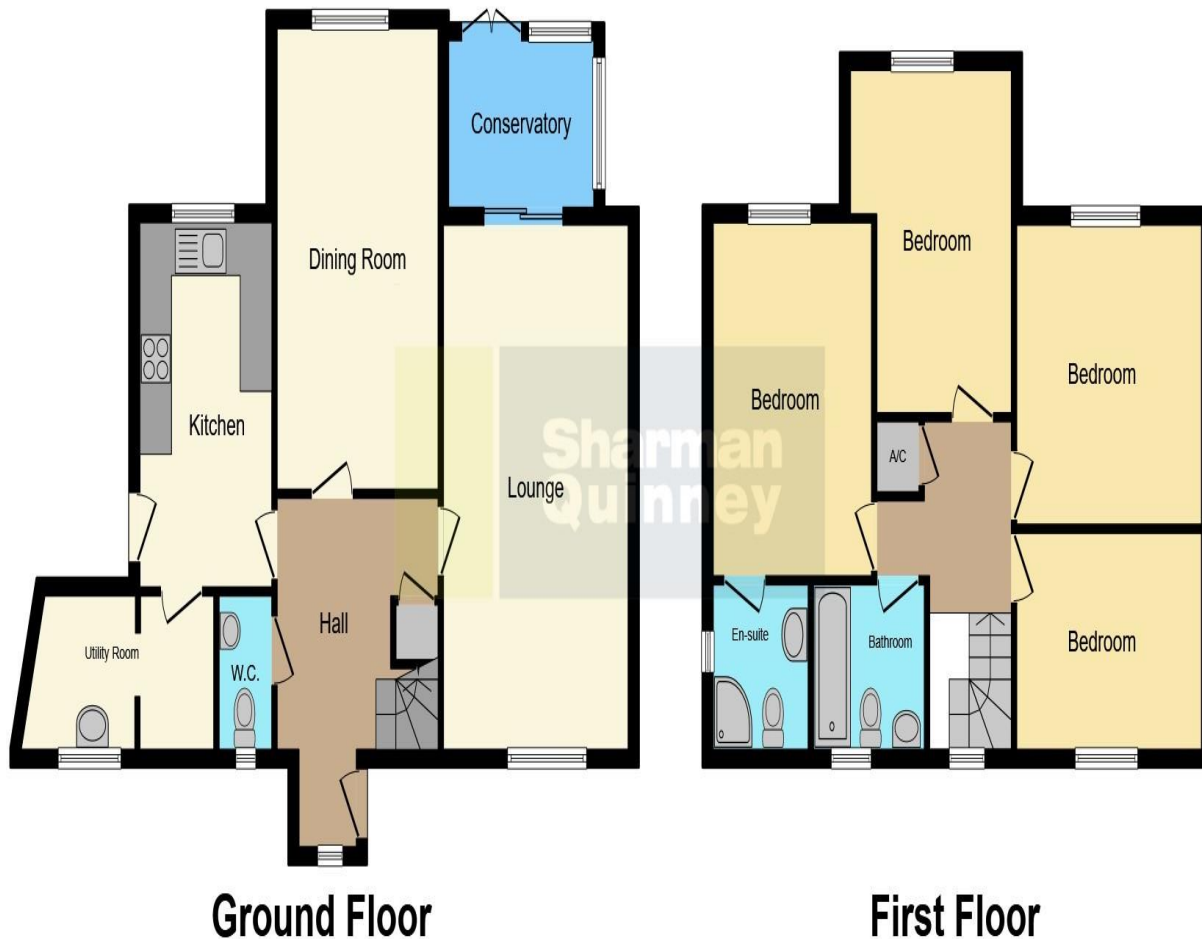
## FIRST FLOOR

**LANDING:** UPVC Double glazed window to front. Loft access. Built in airing cupboard housing hot water cylinder.

**BEDROOM:** 2.77m x 3.68m (9'10" including wardrobes x 12'10") UPVC Double glazed window to rear. Radiator. Fitted wardrobes.

**EN-SUITE:** UPVC Frosted double glazed window to side. Low level WC. Wash hand basin with mixer tap set in vanity unit. Shower cubicle with electric shower. Heated towel rail.





**Ground Floor**

**First Floor**

**BEDROOM:** 4.27m x 2.47m (14'01" x 8'11" plus recess) UPVC Double glazed window to rear. Radiator.

**BEDROOM:** 3.36m x 2.77m (11'05" x 9'11") UPVC Double glazed window to front. Radiator.

**BEDROOM:** 3.37m x 2.77m (11'06" x 9'10") UPVC Double glazed window to rear. Radiator.

**BATHROOM:** UPVC Frosted double glazed window to front. Low level WC. Wash hand basin with mixer tap. Bath with mixer tap and wall mounted electric shower over. Heated towel rail.

#### OUTSIDE

**FRONT:** Driveway providing ample off road parking. Laid to lawn area.

**DOUBLE GARAGE:** Two up and over doors. Power and lighting. Personal door and window to side.

**REAR GARDEN:** Enclosed by fencing. Side gate. Laid to lawn area with shrub borders and planted tree. Patio area. Three garden sheds.


To view this property call Sharman Quinney on:  
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# Selling your property?

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

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