



Church Close, Newborough Peterborough
Guide Price £230,000 Freehold

**Sharman
Quinney**

Key Features



- Established Semi Detached Home
- Three Bedrooms
- Open Countryside Views to Rear
- Three Bedrooms
- Large Kitchen Diner
- Ground Floor Cloakroom

Ground Floor

Part glazed UPVC door to:

Entrance Hall

Stairs to the first floor and landing, with storage cupboard under, radiator, UPVC double glazed window to the side and doors to the following:

Cloakroom

Fitted with a low level WC and double glazed window to the side.

Lounge 4mx 3.6m (13'1" x 11'8")

Feature fireplace surround with inset gas coal effect fire, UPVC double glazed window to the front, TV point, and double radiator.



Kitchen Diner 6.0m x 3.3 narrowing to 2.8m (19'6" x 10'8" narrowing to 9'1")
Stainless steel sink unit and drainer with mixer tap and tiled splash back, UPVC double glazed window to the rear. Extensive range of fitted drawer and base units with fitted worktops. Integrated four ring electric hob with oven and grill under. Pull out extractor hood. Matching wall cupboards with glazed display cabinet. Wall mounted combination boiler. Ceramic tiled flooring. Door to rear lobby and arch way into conservator/Sun Lounge.

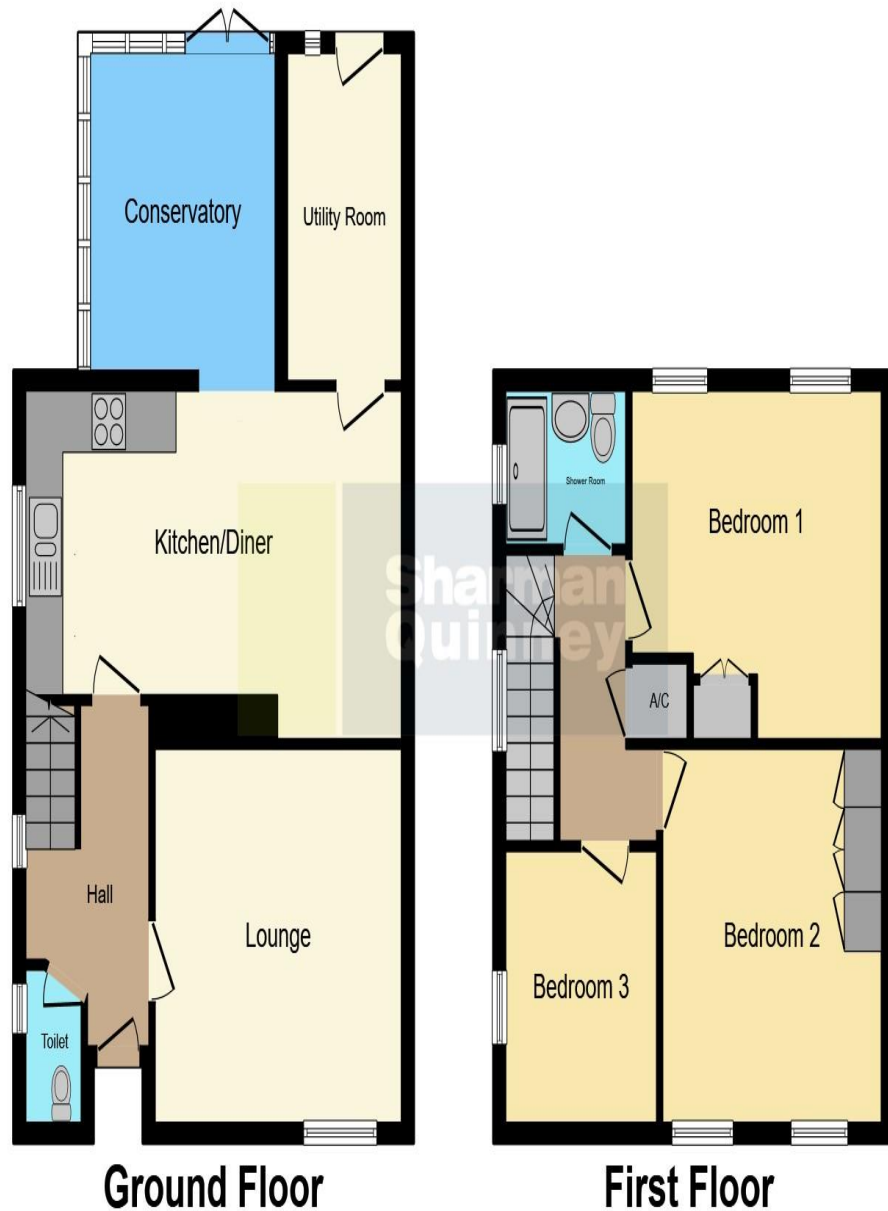
Conservatory/Sun Lounge 3m x 2.9m (9'8" x 9'5")
Brick base with UPVC double glazed windows to rear and side, matching UPVC double glazed French doors to the garden, ceramic tiled flooring, pitched roof, electric panelled heater.

Rear
Lobby 2.5m x 1.8m (8'2" x 5'9")
UPVC double glazed window and matching door to the rear, radiator and ceramic tiled flooring.

First Floor

Landing
UPVC double glazed window to side, linen cupboard, and loft hatch.





Ground Floor

First Floor

Bedroom 1 4m 3.3m (13'1" x 10'8")
Twin UPVC double glazed windows to the rear, built in cupboard with storage cupboard above, and radiator.

Bedroom 2 3.6m max x 3.6m max (11'8" max x 11'8" max)
Two UPVC double glazed windows to front, five door fitted wardrobe with matching chest of drawers.

Bedroom Three 2.6m x 2.4m (8'5" x 7'8")
UPVC double glazed window to side.

Shower Room

Fitted with a double walk in shower cubicle with a fitted fold down chair and electric shower, wash hand basin and low level WC, fully tiled walls and floor, extractor fan and radiator.

Outside

Front

The front is open plan and gravelled providing generous of road parking. Gated side access.

Rear


Mature enclosed rear garden with split level patio area to raised lawn area. Further patio area to the rear of the garden. Two timber sheds. The rear garden has open views of open countryside.

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