



Beadle Way, Gunthorpe Peterborough  
Offers In Excess Of £220,000 **Freehold**

**Sharman  
Quinney**

# Key Features



- Three Storey Home
- Three Bedrooms
- Two Bathrooms
- Sought After Development
- Ideal Family Home
- Garage

Ground Floor  
Composite door leading into

Entrance Hall  
Stairs, radiator and doors to:

Cloakroom  
Fitted with a two piece suite comprising wash hand basin and low-level WC, UPVC obscure double glazed window to front.

Lounge  
4.6m x 3.4m (15'1" x 11'1")  
UPVC double glazed French doors to the rear garden, matching window to the rear, two radiators, TV point, under stairs storage cupboard, and opening into:



## Kitchen

2.4m x 2.3 (7'2" x 6'10")

One and a half stainless steel sink unit with mixer taps over, UPVC double glazed window to the front, range of fitted drawer and base units, fitted worktops. Integrated four ring gas hob with a stainless steel splash back and matching extractor hood. Fitted oven under. Recess with plumbing for a washing machine. Space for a fridge freezer. Matching wall storage cupboards. Cupboard housing wall mounted combination boiler.

## First Floor

### Landing

Door to inner landing with staircase to the second floor. Doors to:

### Bedroom 2

2.9m x 2.6m (8'8" x 7'9")

UPVC double glazed window to front, radiator.

### Bedroom 3

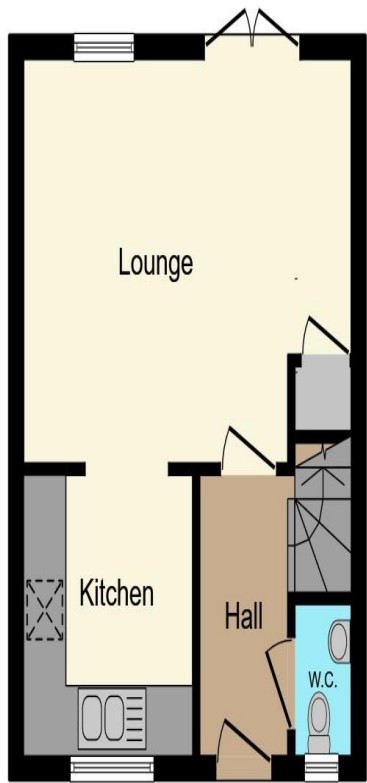
2.9m x 2.5m (8'8" x 7'6")

UPVC double glazed window to rear, radiator.

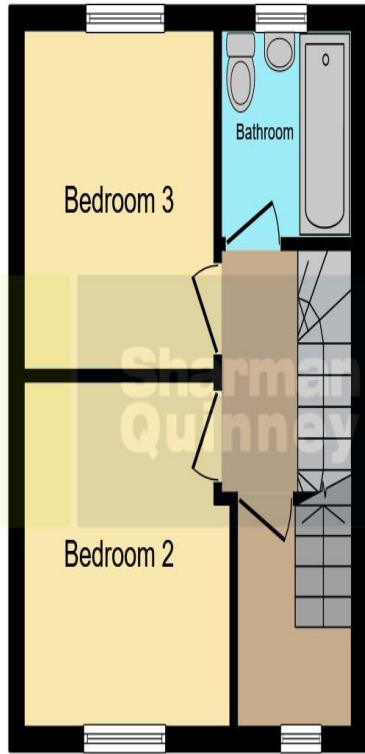
## Bathroom

Fitted with three piece suite comprising bath with shower over, wash hand basin, low-level WC, heated towel rail, UPVC double glazed window to front.

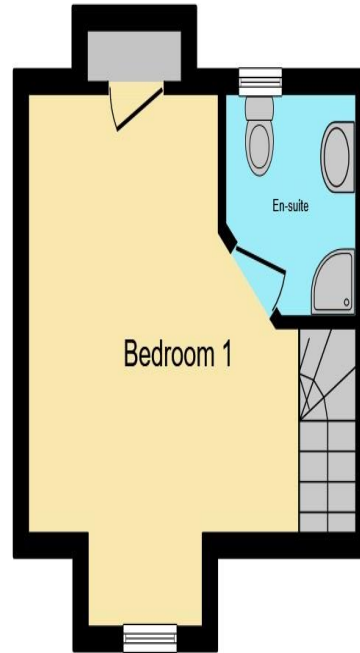




**Ground Floor**



**First Floor**



**Second Floor**

**Second Floor**  
Stairs lead directly into:

**Bedroom One** 3.6, max x 3.7m max (11'8" max x 12'1" max)

UPVC double glazed dormer window to the front, door to storage cupboard to eaves, radiator, recess lighting and loft access.

**EnSuite Shower room**

Three piece suite with quadrant shower cubicle, wash hand basin and a low level WC, UPVC double glazed Velux settle window to the rear. Shaver point, extractor fan and half height tiled walls.

**Outside**

To the rear there is a garage and parking. The enclosed rear garden is hardstanding and makes for a low maintenance garden.


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)

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

# 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)



 SCAN ME



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.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: WER205116 - 0006

