



Abbots Grove, Werrington Peterborough  
**Guide Price £300,000 Freehold**

**Sharman  
Quinney**

# Key Features



- No Onward Chain
- Two Bedrooms
- Light & Airy Lounge Diner
- Landscaped Garden
- Ample Off Road Parking and Garage
- Detached Bungalow

## Entrance Hall

Part UPVC double glazed door to entrance hall, store cupboard, door to airing cupboard housing hot water tank, radiator, wooden style flooring and doors to:

## Lounge Diner

Lounge Area 4.3m x 3.5m (14'4" x 11'7")

Feature fireplace surround with matching hearth, inset coal effect electric fire UPVC double glazed box bay window to the front, further UPVC double glazed window to the front, TV point, radiator, and arch way into:

Dining Area 2.9m x 2.4m (9'5" x 7'9")

UPVC double glazed patio doors to the conservatory, serving hatch and radiator.



Conservatory 3.4m x 2.4m (11'1" x 7'10")  
Brick base with UPVC double glazed windows to three sides, matching French doors to the garden, ceramic tiled flooring and TV point. Polycarbonate roof.

Kitchen 2.9m x 2.8m (9'6" x 9'5")  
Single bowl sink unit with drainer, tiled splash backs, fitted base cupboard under, UPVC double glazed window to the rear. Range of fitted drawer and base cupboards with a recess for a free-standing cooker, further drawer and base units with worktop with recess under for a fridge and freezer. Matching wall cupboards, serving hatch, radiator, and UPVC double glazed door to the rear garden.

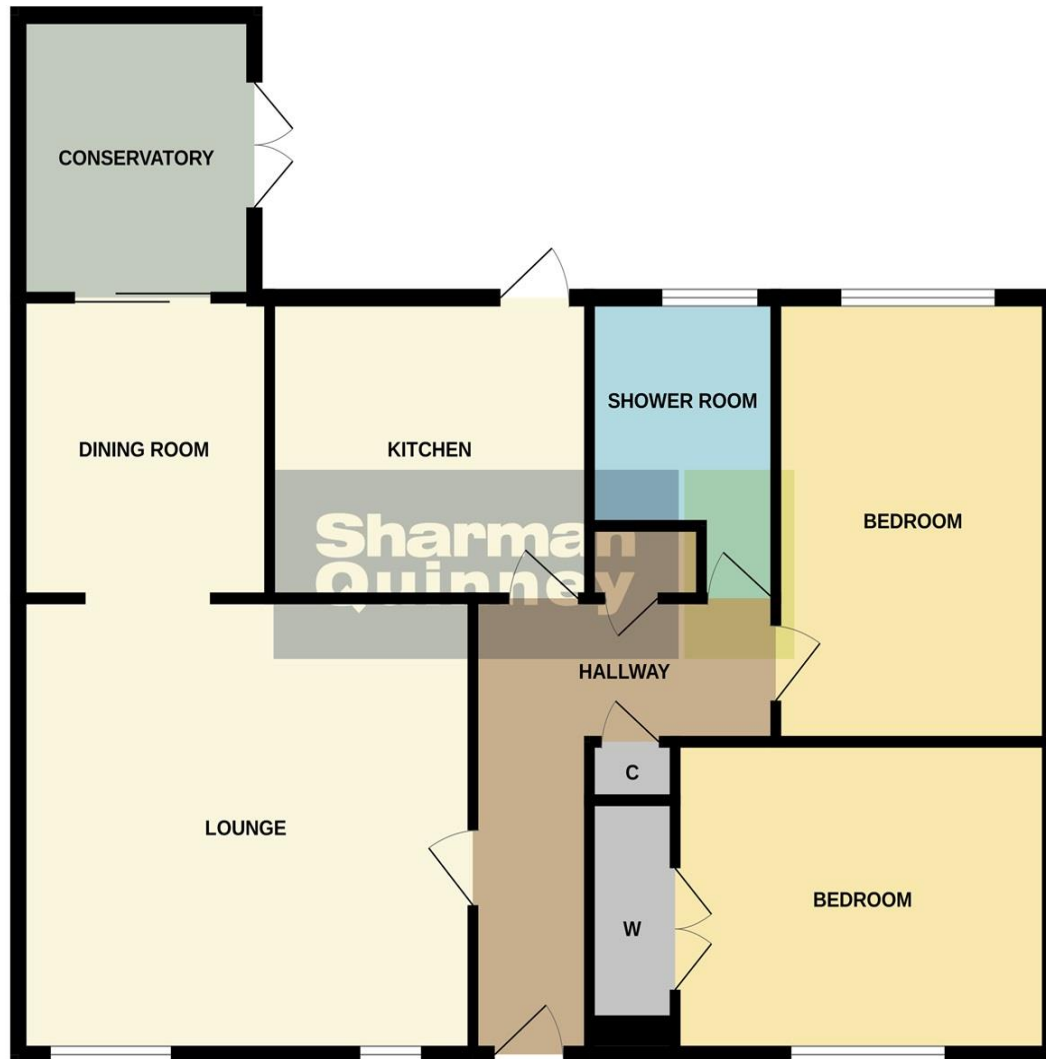
Bedroom 1 3.8m x 2.8m (12'7" x 9'2")  
UPVC double glazed window to the rear, wardrobes, and radiator.

Bedroom 2 3.5m x 2.6m (11'6" x 8'5")  
UPVC double glazed window to front, double doors to built in wardrobe, and radiator.

Shower room  
Refitted to offer a full width walk around shower cubicle with electric shower, fitted seat and grab handle. Wash hand basin, low level WC, fully tiled walls and floor, electric wall mounted heater, and shaver point.



## GROUND FLOOR



### Outside

#### Front

An open plan frontage with a small lawn area. Driveway offering ample off road parking for two three vehicles, in turn leading to a single brick garage. Gated side access.

#### Rear


Fully enclosed garden offering a high degree of privacy. Central lawn with patio area extending to the side of the bungalow. Further circular patio inset to the lawn. Established and well-maintained borders. Feature corner Arbor with inset seating. Tressled arch way leading to a covered potting area with double doors to a timber shed/workshop. Private door to a single brick garage, with power and light connected.

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

# Selling your property?

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

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