



Sages Lane, Walton Peterborough
Offers In Excess Of £250,000 Freehold

**Sharman
Quinney**

Key Features



- Modern Semi-Detached Home
- Three Bedrooms
- En Suite Shower Room
- Large Lounge
- Kitchen Breakfast Room
- Ample Off-Road Parking

Entrance Hall

Composite door to the entrance hall, stairs to the first floor and landing with storage cupboard under, and radiator.

Cloakroom

Two piece suite with wash hand basin and low level WC, radiator, and extractor fan.

Lounge 5m x 3.1m (16'5" x 10'2")

UPVC double glazed French doors and matching window to the rear, wood effect flooring, radiator, TV point, and UPVC double glazed window to the side.



Kitchen Breakfast 3.7m x 3m (12'2" x 9'8")
Stainless steel one and a half bowl sink unit with drainer, mixer taps over, UPVC double glazed window to the front, extensive range of fitted drawer and base units, recess and plumbing for a washing machine, integrated dishwasher, integrated stainless steel four ring hob with oven under. Stainless steel extractor hood, space for free standing fridge freezer. Fitted work tops, wall mounted recently fitted gas boiler, and radiator.

First Floor & Landing

Loft access, and door to linen cupboard.

Bedroom 1 4m max x 3m (13'12" x 9'9")
L- shaped room with UPVC double glazed window to front, radiator, door to built in wardrobe/cupboard, TV point, and laminate flooring.

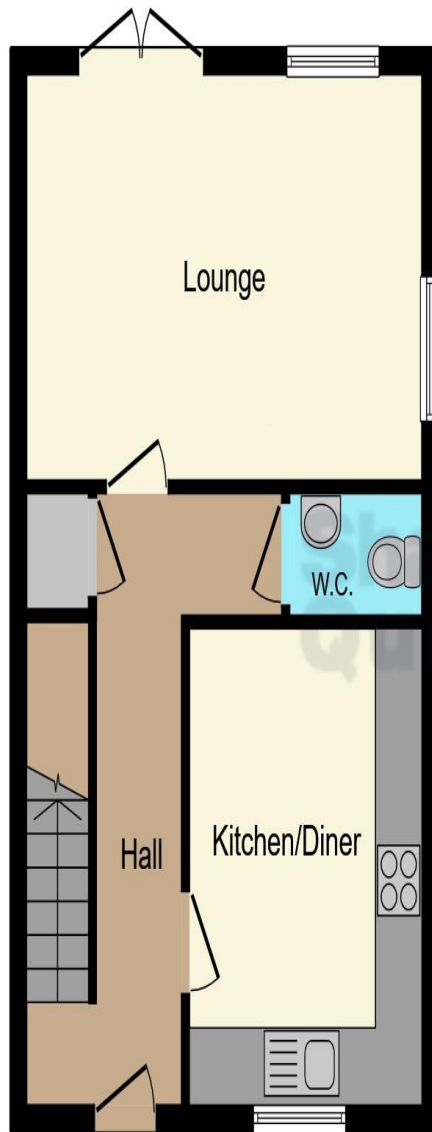
En Suite Shower Room

Three piece suite with shower cubicle with electric shower, wash hand basin, low level WC, chrome radiator/heated towel rack, UPVC double glazed window to the side, shaver point, and extractor fan.

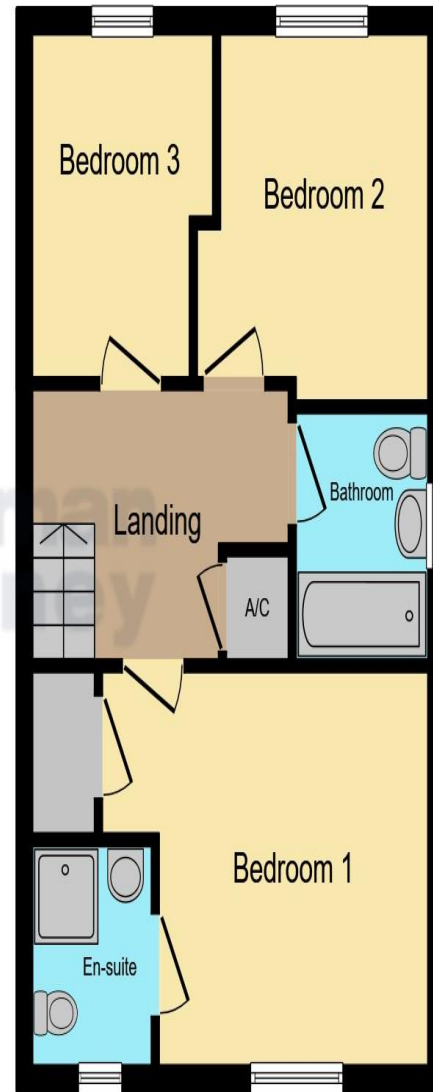
Bedroom 2 2.4m max x 2.7m (8'11 x 9'11)
UPVC double glazed window to the rear, radiator, and laminate flooring.

Bedroom 3 2.9m x 2.4m max (9'6" x 8'6" max)
UPVC double glazed window to the rear, radiator, and laminate flooring.





Ground Floor



First Floor

Bathroom

Three piece suite with panelled bath with shower attachment and mixer taps, wash hand basin and low level WC. UPVC double glazed window to side, chrome radiator/heated towel rack, shaver point, and an extractor fan.

Outside

Front

Open plan with a block paved frontage with off road parking to the front and additional parking to the side of the property. Gated side access.

Rear

Enclosed garden with brick walled boundary to two sides, central artificial lawn, timber shed, twin patio areas, and outside tap.


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

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