



Fayreholme Lodge Church Street, Werrington Peterborough

£650,000 **Freehold**

**Sharman
Quinney**

Key Features



- Four Bedrooms
- Four En-Suites
- Modern Kitchen/Diner
- Utility Room
- Established Garden
- Ample Off Road Parking

GROUND FLOOR

ENTRANCE PORCH: Entrance door. Further door to;

ENTRANCE HALL: UPVC Double glazed windows to front and side. Under floor heating. Built in under stairs cupboard. Stairs to first floor.

CLOAKROOM: Low level WC. Wash hand basin with mixer tap. Heated towel rail. Under floor heating.

STUDY: 4.20m x 2.31m (13'9" x 7'7") UPVC Double glazed window to rear. Under floor heating. Built in technology cupboard.

LOUNGE: 5.09m x 4.03m (16'8" max x 13'3" max) UPVC Double glazed window and Bi-folding doors to rear. Under floor heating.



KITCHEN/DINER: 7.61m x 5.30m (25' x 17'5") Two UPVC Double glazed windows to front. UPVC Double glazed window and Bi-folding doors to rear. Fitted with a range of base units and drawers. Sink and drainer with mixer tap. Integrated dishwasher, fridge/freezer and bins. Two built in ovens. Island with fitted hob, further cupboards and wine cooler. Under floor heating.

UTILITY ROOM: UPVC Double glazed door to rear. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Under floor heating.

BEDROOM: 3.57m x 3.38m (11'9" x 11'1") UPVC Double glazed window to rear. Under floor heating.

EN-SUITE: UPVC Frosted double glazed window. Low level WC. Wash hand basin with mixer tap. Shower cubicle with mains shower. Heated towel rail. Under floor heating.

BEDROOM: 4.12m x 2.94m (13'6" x 9'8") UPVC Double glazed window to rear. Under floor heating. Fitted wardrobes.

EN-SUITE: Low level WC. Wash hand basin. Shower cubicle with mains shower. Under floor heating. Heated towel rail.

FIRST FLOOR

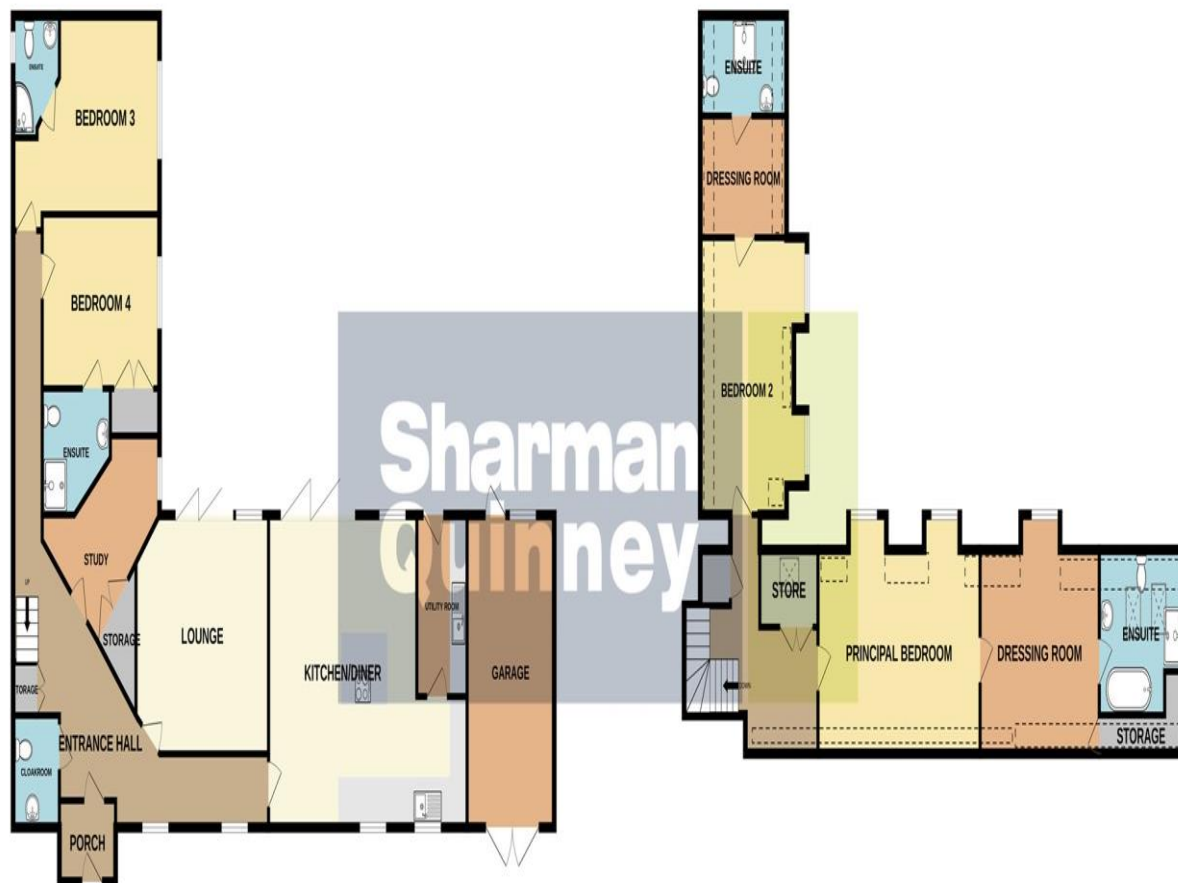
LANDING: Two skylights to front. Radiator. Built in cupboard. Walk in store cupboard with skylight to rear.

BEDROOM: 6.28m x 4.26m (20'7" x 14') Two UPVC



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Double glazed windows to rear. Two radiators.

DRESSING ROOM: UPVC Double glazed window to rear. Radiator. Fitted wardrobes. Eaves storage.

EN-SUITE: Two skylights to rear. Low level WC. Wash hand basin with mixer tap. Shower cubicle with mains shower. Roll top bath with shower attachment. Radiator.

BEDROOM: 4.73m x 4.26m (15'6" x 14') Two UPVC Double glazed windows. Radiator.

DRESSING ROOM: Fitted wardrobes.

EN-SUITE: Skylight window. Low level WC. Wash hand basin with mixer tap. Shower cubicle with mains shower. Radiator.

OUTSIDE

FRONT: Approached from a gate providing access down a gravel driveway leading to the property entrance. Upon entry to the property there is a five bar gate providing ample secure off road parking.

GARAGE: Double wooden doors to front. Personal door and window to rear. Power and light.

GARDEN: Enclosed by low level brick wall and hedging. Patio area. Laid to lawn area with shrub and tree borders. Planted with a range of fruit trees and herbs. Garden shed and outside power points.

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