



Hedgeland, Peterborough
Offers in Excess of £230,000 Freehold

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Kitchen/Diner
- Off Road Parking
- Garage
- Enclosed Rear Garden
- No Upward Chain

GROUND FLOOR

ENTRANCE PORCH: UPVC Double glazed entrance door. UPVC Double glazed window to side. Door to;

LOUNGE: 4.60m x 3.98m (15'10" x 13'09") UPVC Double glazed window to front. Two radiators. Stairs to first floor.

KITCHEN/DINER: 4.59m x 2.77m (15'08" x 9'09") UPVC Double glazed window and door to rear. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Built in oven and fitted hob. Integrated fridge/freezer and dishwasher. Wall mounted boiler. Radiator.



FIRST FLOOR

LANDING: Loft access. Built in cupboard.

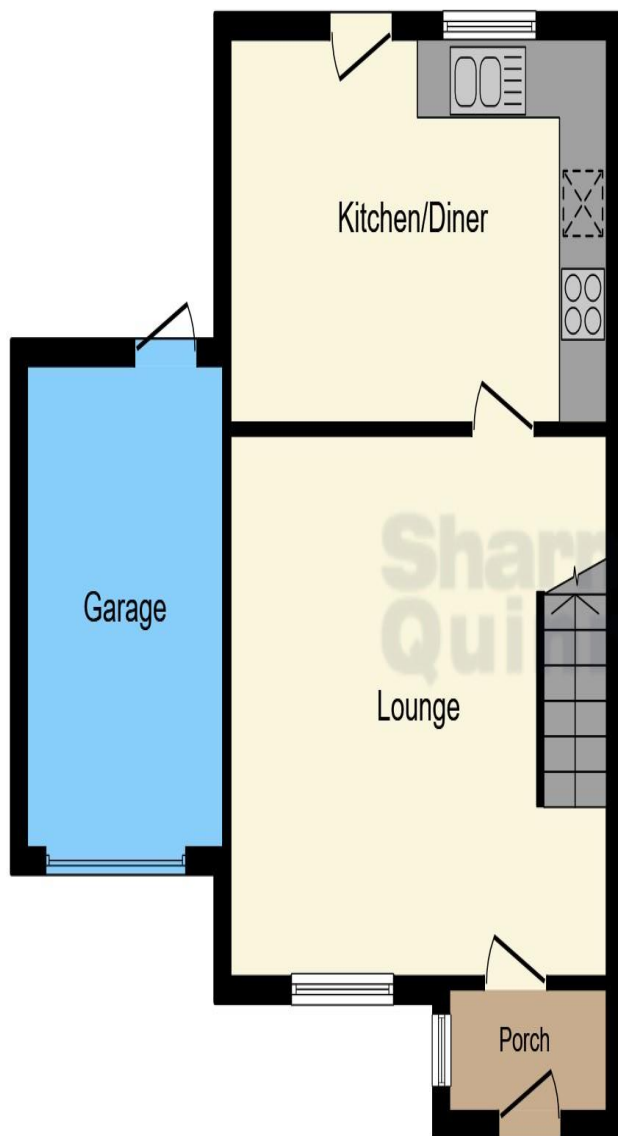
BEDROOM: 2.76m x 3.36m (9'06" x 11'03")
UPVC Double glazed window to front. Radiator.

BEDROOM: 3.67m x 2.13m (12'05" max x 7' plus
recess) UPVC Double glazed window to rear.
Radiator.

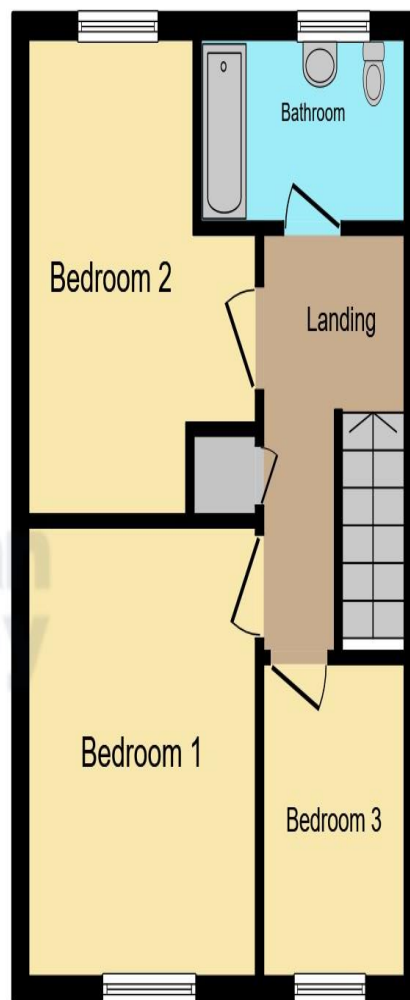
BEDROOM: 2.15m x 1.55m (7'06" plus recess x
5'11" max) UPVC Double glazed window to front.
Radiator.

BATHROOM: UPVC Frosted double glazed
window to rear. Low level WC. Wash hand basin
with mixer tap. Bath with mixer tap and shower
attachment. Heated towel rail.





Ground Floor



First Floor

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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