



The Lawns, Peterborough
£550,000 **Freehold**

**Sharman
Quinney**

Key Features



- Four Double Bedrooms
- Two En-Suites
- Three Reception rooms
- Two Conservatories
- Double Garage

GROUND FLOOR

ENTRANCE HALL: Entrance door. Radiator. Built in under stairs cupboard. Stairs.

LOUNGE: 5.20m x 3.67m (17'08" max x 12'06" max) Two UPVC Double glazed windows to front. Radiator.

SNUG: 2.74m x 2.75m (9' x 9'05") UPVC Double glazed Bi-folding doors to rear. Radiator.

CONSERVATORY: 4.57m x 3.99m (15'02" x 13'10") UPVC Double glazed windows to side and rear. UPVC Double glazed French doors to garden. Two electric radiators.



KITCHEN: 3.68m x 3.98m (12'10" max x 13'07" max) L-shape room. UPVC Double glazed window and skylight to rear. Bi-folding doors to rear. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Built in double oven. Fitted hob with cooker hood over. Integrated dishwasher. Breakfast bar. Tower radiator.

UTILITY: 2.75m x 1.83m (9'03" max x 6'02" max) UPVC Double glazed window to side. Door to rear garden. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Radiator.

CLOAKROOM: UPVC Frosted double glazed window to side. Low level WC. Wash hand basin with mixer tap. Radiator.

STUDY: 2.74m x 2.13m (9'01" x 7'01") UPVC Double glazed window to side. Radiator.

DINING ROOM: 3.66m x 3.38m (12'01" max x 11'11" max) Two UPVC Double glazed windows to front. Radiator.

FIRST FLOOR

LANDING: UPVC Double glazed window to front. Loft access with ladder. Built in airing cupboard housing hot water cylinder and wall mounted boiler.

BEDROOM: 3.67m x 3.98m (12'06" plus recess x 13'08" to wardrobes) UPVC Double glazed





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

window to rear. Radiator. Two built in wardrobes.

EN-SUITE: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin with mixer tap. Walk in shower with mains shower. Radiator.

BEDROOM: 3.37m x 3.97m (11'06" plus recess x 13'04" max) Two UPVC Double glazed windows to front. Radiator. Built in wardrobe.

EN-SUITE: UPVC Frosted double glazed window to side. Low level WC. Wash hand basin with mixer tap. Shower cubicle with mains shower. Radiator.

BEDROOM: 3.36m x 3.68m (11'03" max x 12'08" max) Two UPVC Double glazed windows to front. Radiator. Built in wardrobe.

BEDROOM: 2.46m x 2.46m (8'09" max x 8'08" including wardrobes) UPVC Double glazed window to rear. Radiator.

BATHROOM: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin

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