



Middlemoore Way, Crowland Peterborough  
**Offers over £270,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Three Bedrooms
- En-Suite To Master
- Kitchen/Diner
- Downstairs Cloakroom
- Enclosed Rear Garden

## GROUND FLOOR

ENTRANCE HALL: Entrance door. Radiator. Stairs to first floor.

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

LOUNGE: 5.20m x 3.02m (17'09" x 10'08") UPVC Double glazed window to front and French doors to rear. Radiator.

KITCHEN/DINER: 5.18m x 2.46m (17'01" x 8'08") UPVC Double glazed window to front and door to rear. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob with cooker hood over.



Integrated fridge/freezer, dishwasher and washing machine. Wall mounted boiler. Radiator.

## FIRST FLOOR

LANDING: UPVC Double glazed window to rear. Radiator. Loft access.

BEDROOM: 3.07m x 3.06m (10'08" max x 10'05" including wardrobes) UPVC Double glazed window to front. Radiator. Fitted wardrobe. Built in cupboard.

EN-SUITE: UPVC Frosted double glazed window to front. Low level WC. Wash hand basin. Shower cubicle with mains shower. Heated towel rail.

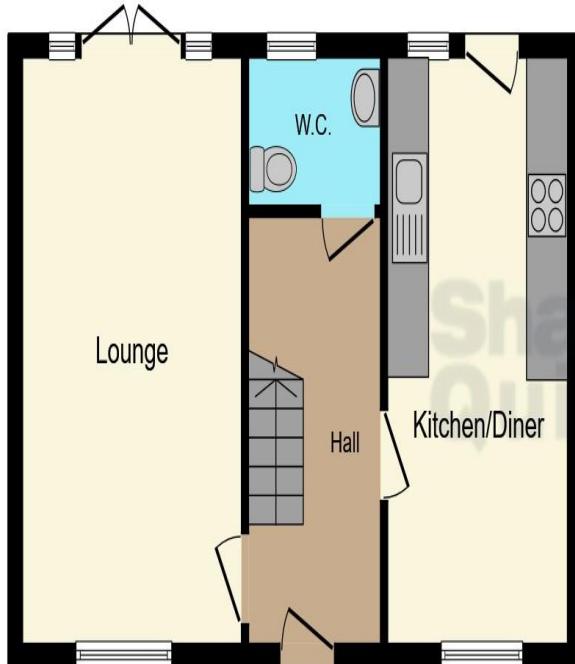
BEDROOM: 2.46m x 3.06m (8'09" max x 10'05" max) UPVC Double glazed window to front. Radiator.

BEDROOM: 2.46m x 1.84m (8'10" x 6'06") UPVC Double glazed window to rear. Radiator.

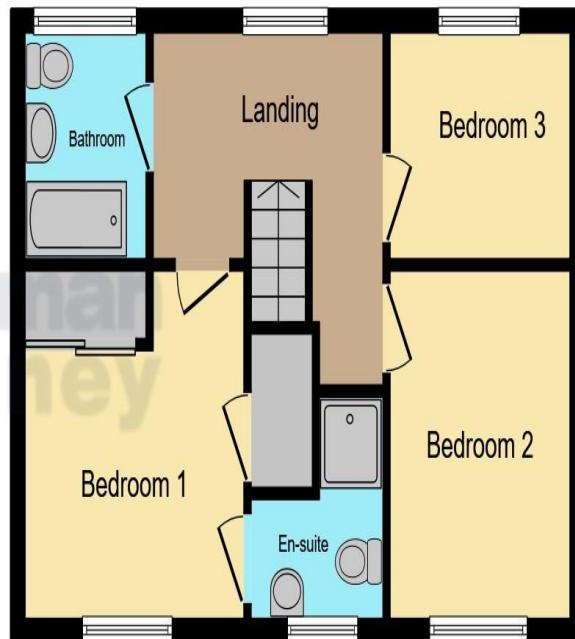
BATHROOM: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin. Bath with shower attachment over. Heated towel rail.

NB: The vendor informs us there is a management charge of £194pa payable on the





**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](http://www.focalagent.com)

property.

#### OUTSIDE

FRONT: Driveway providing off road parking.

REAR GARDEN: Enclosed by fencing. Mainly laid to lawn.

Agents Note; "Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details"

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

# Selling your property?

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

 01733 575757

 Loxley Centre, Werrington, Peterborough,  
Cambridgeshire, PE4 5BW

 [werrington@sharmanquinney.co.uk](mailto:werrington@sharmanquinney.co.uk)

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