



Lindsey Close, Peterborough
£315,000 Freehold

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Three Receptions
- Conservatory
- Good Size Garden
- Off Road Parking

GROUND FLOOR

ENTRANCE HALL: UPVC Double glazed entrance door. UPVC Double glazed window to side. Radiator. Stairs to first floor.

LOUNGE: 4.11m x 3.88m (13'06" max x 12'09" max) UPVC Double glazed window to front. Radiator. UPVC Double glazed doors to;

DINING ROOM: 3.32m x 3.04m (10'11" X 10") Radiator. UPVC Double glazed door to;

CONSERVATORY: UPVC Double glazed windows and French doors to rear. Radiator.

KITCHEN: 2.94m x 3.37m (9'08" max x 11'01" max) UPVC Double glazed window to rear. Fitted



with a range of base units. Stainless steel sink and drainer with mixer tap. Under stairs storage area.

UTILITY: 3.12m x 2.46m (10'03" x 8'01") Wood and glazed door to rear. Fitted with a range of base units. Radiator.

WET ROOM: UPVC Frosted double glazed window to front. Low level WC. Wash hand basin. Wall mounted electric shower.

STUDY/BEDROOM: 3.91m x 2.94m (12'10" x 9'08") UPVC Double glazed window to front, side and rear. Radiator.

FIRST FLOOR

LANDING: Loft access.

BEDROOM ONE: 4.19m x 3.25m (13'09" max x 10'08" plus recess) UPVC Double glazed window to front. Radiator.

BEDROOM TWO: 3.73m x 3.02m (12'03" max x 9'11" max) UPVC Double glazed window to rear. Radiator. Built in cupboard housing wall mounted boiler.

BEDROOM THREE: 2.87m x 2.43m (9'05" max x 8" max) UPVC Double glazed window to front. Radiator.





TOTAL FLOOR AREA: 1255 sq.ft. (116.6 sq.m.) approx.

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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BATHROOM: UPVC Frosted double glazed window to rear. Bath. Wash hand basin. Radiator.

CLOAKROOM: UPVC Frosted double glazed window to rear. Low level WC.

OUTSIDE

FRONT: Driveway providing off road parking.

GARAGE

SIDE/REAR GARDEN: Fencing to side and rear.

To view this property call Sharman Quinney on:
01733 575757

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