



Hardwick Court, Holme Peterborough  
**£374,995 Freehold**

**Sharman  
Quinney**

# Key Features



- Modern Semi-Detached Family Home
- Village and Cul-de-Sac Location
- Four Bedrooms + En-Suite Shower Room
- L-Shaped Kitchen/Diner
- Study/Snug & Lounge

Spacious Immaculate modern Semi-Detached House in the Very popular Village of Holme in a Cul-De-Sac on a corner plot, this must be viewed family home in brief the accommodation comprises of Entrance Hall with built-in storage cupboard and stairs to the first floor landing, doors giving access to the Two Piece Downstairs Cloakroom, the well lit Lounge, double doors to the Study/Snug, the L-shaped Kitchen/Diner is perfect for entertaining and the kitchen area is fitted with a range of base and eye level units, cupboards and drawers, worktop space, one and a quarter single drainer sink unit, benefits from having built-in appliances including oven, hob, dishwasher, fridge and freezer, from the dining area there is French doors opening out to the low maintenance rear garden. Up Stairs Gallery landing has doors to the Four Bedrooms, off Bedroom 1 a door to the Three



Piece En-Suite Shower Room comprising of a walk-in shower cubicle, wash hand basin with storage under, low level wc, Family Bathroom is fitted with a Three Piece Suite comprising of a panelled bath with a shower attachment, pedestal wash hand basin and a low level wc, Outside is all well maintained, frontage is open plan, the driveway provides Off Road Parking, gated access to the low maintenance garden which has paved patio seating area, various plants and shrubs, garden shed with power connected.

#### Reception Hall:

Downstairs Cloakroom - 5'5"max x 3'5"max (1.65m x 1.06m)

Lounge - 13.8max x 11'9"max (4.17m x 3.58m)

Study/Snug - 9'6" x 9' (2.90m x 2.74m)

L/Shaped Kitchen/Diner - 20'4"max 12'2"max (6.20m x 3.71m)

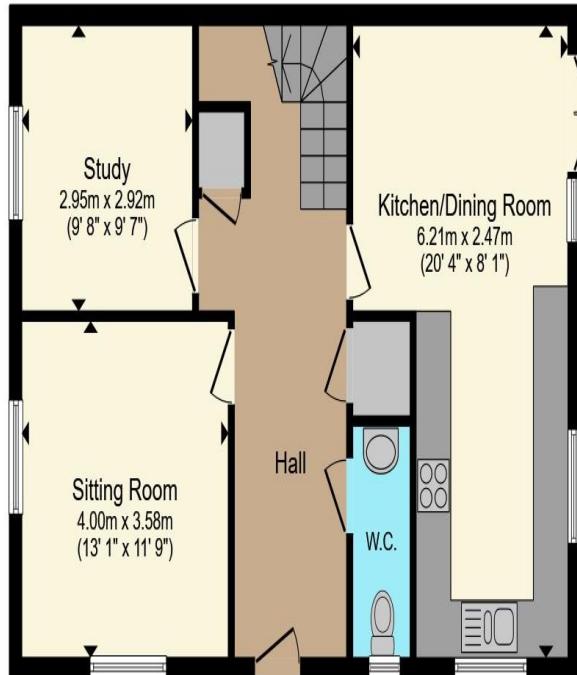
Dining Area - 12'2" x 10'3" (3.71m x 3.12m)

Kitchen Area - 10'1"max x 8'1"max (3.07m x 2.46m)

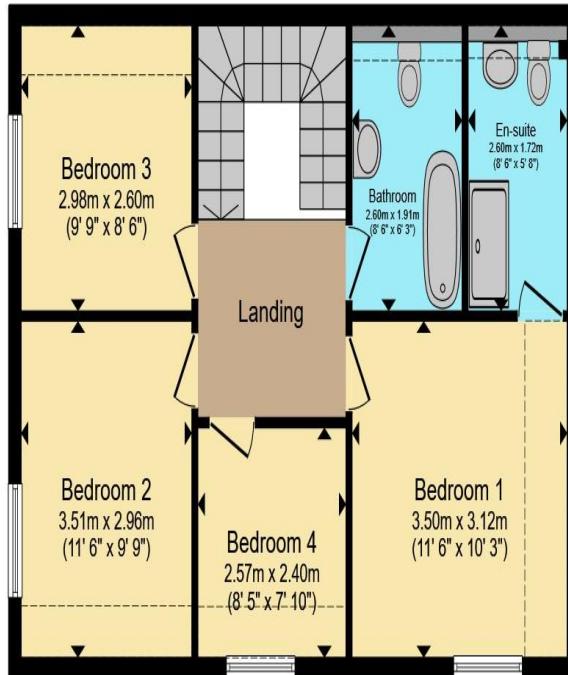
First Floor Gallery - 6'8" x 6'3" (2.03m x 1.91m) excluding stairs.

Bedroom 1 - 11'5" 10'3" (3.48m x 3.10m)





**Ground Floor**



**First Floor**

Total floor area 124.6 m<sup>2</sup> (1,341 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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excluding door recess.

En-Suite Shower Room - 7'6"max 5'6"max (2.29m x 1.68m)

Bedroom 2 - 11'5" x 9'8" (3.48m 2.95m)

Bedroom 3 - 9'8"max x 8'6"max (2.95m x 2.59m)

Bedroom 4 - 8'4" x 7'9" (2.54m x 2.36m)

Family Bathroom - 7'7"max x 6'2"max (2.31m x 1.83m)

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