



Bottels Road, Warboys Huntingdon  
**£325,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Spacious 25 Foot Kitchen/Diner
- Short Walking Distance to Local Schools AND Amenities
- Well Maintained Throughout
- Downstairs Cloakroom
- Single Garage with Garden Access

## Ground Floor

Entrance Hall  
Leading to;

Lounge - 19'7" Max x 16'0" Max (5.97m Max x 4.88m Max)  
Window to front.

Kitchen/Diner - 10'9" x 25'1" (3.28m x 7.65m)  
Fitted with a matching range of base and eye-level units with integrated appliances, window to rear and side door leading to the garden.

Cloakroom  
Fitted with a two-piece suite and comprising of a wash hand basin, low-level-WC and window to rear.





## First Floor

Master Bedroom - 11'4" x 10'9" (3.45m x 3.28m)  
Window to rear.

Bedroom 2 - 9'3" x 12'6" (2.82m x 3.81m)  
Built-in wardrobe with window to front.

Family Bathroom  
Fitted with a three-piece suite and comprising of a bath with overhead shower, wash hand basin, low-level-WC and window to rear.

Bedroom 3 - 9'1" x 9'3" (2.77m x 2.82m)  
Window to rear.

Bedroom 4 - 9'3" Max x 6'2" (2.82m Max x 1.88m)  
Built-in storage with window to rear.

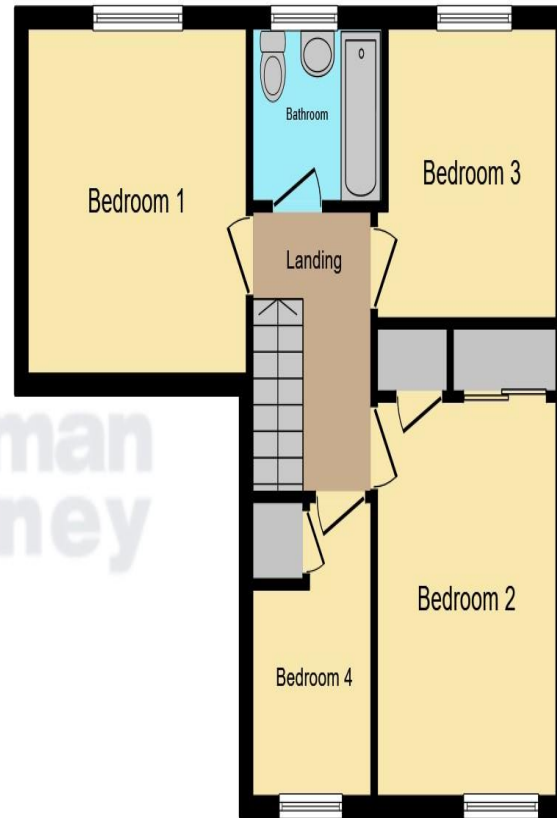
## Outside

The private rear enclosed garden offers a generous seated patio area with laid lawn to rear. The front of the property also offers two separate driveways enabling parking for multiple cars. The spacious Garage also provides a side door for access directly from the garden.





**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)

To view this property call Sharman Quinney on:  
**01487 710345**

# Selling your property?

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

 01487 710345

 17 Great Whyte, Ramsey, HUNTINGDON,  
Cambridgeshire, PE26 1HG

 ramsey@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: RAM204488 - 0002

