



Church Street, Northborough Peterborough
£650,000 Freehold

**Sharman
Quinney**

Key Features



- Stunning Plot of 0.8 acres (STS)
- Detached Family Home
- Blending Character and Modern Living Spaces
- Four Reception Rooms
- Three Bedrooms

Accommodation Includes

Entrance Porch

Positioned to the front of the property with window to side, door to:

Living Room

6.67m x 3.97m max (21'10" x 13' max). Providing views over the lawns to the front and with a stunning inglenook fireplace incorporating a wood burning stove. Exposed stonework and beams.

Family Room/Study

3.92m x 3.55m max (12'10" x 11'7" max). With window to front providing views over the lawns and providing ample space for a large home office or further reception room.

Kitchen Breakfast Room

5.49m x 4.05m (18' x 13'3"). Providing ample space for dining and fitted with a matching range of base and eye level units with wood and granite worktops over, built in dishwasher, electric Aga, space for



fridge/freezer. Open plan through to the dining room and doors leading to side lobby and utility Room.

Side Lobby

Providing less formal access from side of the house adjacent to the driveway and carport with a barn style door and storage cupboards.

Utility and WC

3.14m x 2.05m (10'3" x 6'8"). With base and eye level units, plumbing for washing machine, space for tumble drier and further appliances, WC.

Dining Room

5.40m x 3.03m (17'8" x 9'11"), Providing a formal dining space to the home opening to:

Sun Room

4.72m x 3.21m (15'6" x 10'6"). With double doors opening on to the rear patio seating area and a glazed ceiling lantern bathing the space in natural light.

First Floor Landing

Window to rear, doors to:

Bedroom One

3.98m x 3.71m max (13' x 12'2" max). Window to front, fitted wardrobes.

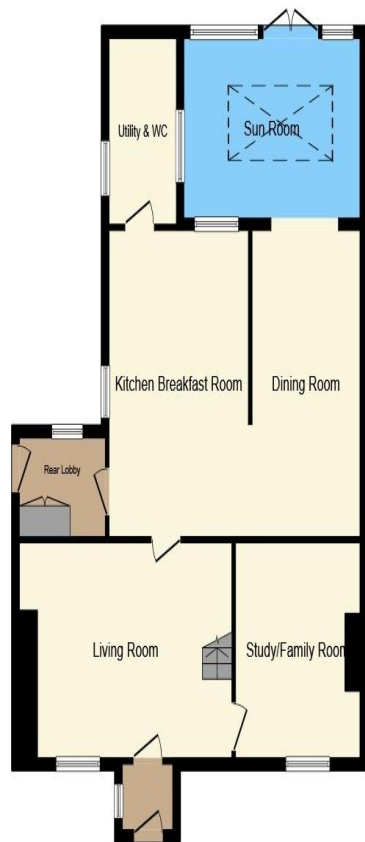
Bedroom Two

5.42m x 3.20m max (17'9" x 10'6" max). Window to side, fitted wardrobes.

Bedroom Three

3.53m x 3.04m plus recess (10'7" x 9'11" plus recess). Window to front, built in wardrobe/storage.

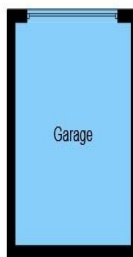
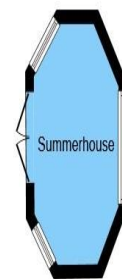




Ground Floor



First Floor



Outbuilding



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

Family Bathroom

Fitted with a modern four piece suite comprising pedestal wash hand basin, WC, shower enclosure, panelled bath, window to front, storage cupboard.

Outside

The property is set back within the plot behind extensive lawns and mature hedgerows with a tree line gravelled driveway leading to the side of the property where there is a large amount of gravelled parking and turning in turn leading to the car port, garaging and outbuildings.

The stunning rear gardens start with a paved patio seating area leading off from the garden room enclosed by trellising and grape vines. There are several areas of productive vegetable beds and fruit cages with a pathway leading down in to the more formals garden with expansive lawns, distinctive planted borders and a delightful Summer House with power and lighting connected.

Outbuildings

Car Port 4.84m x 3.78m (15'10" x 12'5").

Workshop One/Garaging 7.20m x 4.26m (23'7" x 13'11"). With power and lighting connected, double doors providing vehicular access and separate courtesy door.

Workshop Two/Garaging 4.28m x 3.48m (14' x 11'5"). Double doors to front, power and lighting connected. Garage 4.26m x 3.44m (13'11" x 11'3"). With up and over door. Power and lighting connected.

To view this property call **Sharman Quinney** on: **01778 343322**

Selling your property?

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

 01778 343322

 25 Market Place, Market Deeping,
PETERBOROUGH, Cambridgeshire, PE6 8EA

 marketdeeping@sharmanquinney.co.uk

 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: MRD201611 - 0001

