



Pawlett Close, Deeping St. James, Peterborough
£260,000 **Freehold**

**Sharman
Quinney**

Key Features



- Extended Home
- Backing on to Open Green
- Open Plan Kitchen/Diner
- Conservatory & Living Room
- Three Bedrooms

Accommodation Includes

Entrance Hall

Stairs to first floor landing, radiator, laminate flooring

Lounge

4.52m x 3.67m max (14'10" x 12'). Laminate flooring, radiator, bay window to front, media wall including gas fire.

Kitchen Diner

4.66m x 3.10m (15'3" x 10'2"). Fitted with a range of base and eye level units with worktop over, sink and drainer, integrated fridge/freezer, range style cooker with extractor, window to rear, under stair storage cupboard, opening leading to:

Conservatory

3.87m x 1.95m (12'8" x 6'4"). Brick and UPVC construction, tiled flooring, doors to the rear and side.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Stairs to First Floor and Landing
Loft access, airing cupboard, window to side.

Bedroom 1
3.82m x 2.65m (12'6" x 8'8"). Window to front, radiator, built in wardrobe.

Bedroom 2
3.14m x 2.63m (10'3" x 8'7"). Window to rear, radiator, built in wardrobe.

Bedroom 3
2.68m x 1.96m (8'9" x 6'5"). Window to front, radiator.

Bathroom
3 piece suite comprising panel bath with shower over, wash hand basin and WC, radiator towel rail, window to rear.

Outside
The front of the property the garden is laid to lawn, with path to front door and gravelled driveway leading to a single garage and outside storage cupboard.
To the rear the garden is laid to lawn enclosed by wood panel fencing, gravel edging and decking area.

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:

MRD204156 - 0006

