



## Lytham Park, Oundle

**Price: Freehold £375,000**

- Quiet cul-de-sac position
- Stone built four bedroom semi-detached
- En-Suite to master bedroom
- Kitchen with built in appliances to include oven, hob and fridge
- Double glazing & gas central heating
- Driveway and single garage
- Mature and well-presented rear garden

EPC Rating: C



Entrance

Living Room: 17'4" x 12'5" (5.3m x 3.8m)

Kitchen/Dining Room: 10'2" x 13'1" (3.1m x 4m)

Downstairs Cloakroom

Stairs to First Floor Landing

Bedroom Two: 10'2" x 13'5" (3.1m x 4.1m)

Bedroom Three: 10'2" x 12'1" (3.1m x 3.7m)

Bedroom Four: 6'10" x 10'2" (2.1m x 3.1m)

Family Bathroom: 6'10" x 5'6" (2.1m x 1.7m)

Stairs to Second Floor

Master Bedroom: 17'4" x 20'8" (5.3m x 6.3m)

En-Suite: 5'2" x 8'10" (1.6m x 2.7m)



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.

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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: OUN202266 - 0003

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