



Hautboy Lane, Warmington
£575,000 Freehold

**Sharman
Quinney**

Key Features



- ***NO ONWARD CHAIN***
- Four good size bedrooms
- Single garage with driveway for a number of vehicles
- Detached house
- Village location

Offered with no onward chain this spacious property sat on a generous plot has been refurbished to a very high standard and would make a perfect family home. Viewings strictly by appointment only!!

Within walking distance to local amenities, including a village shop, pub and primary school, and also close to all major road and rail links. Warrington also offers easy access to lovely rural walks.

The property briefly comprises large entrance hall, cloaks w/c, kitchen, very large lounge and



conservatory. First floor, landing, four good size bedrooms and family bathroom. Outside there is a garage, driveway for a number of vehicles, large garden that wraps around the property.

Lounge/Diner (25' 4" x 12' 5") 7.72m x 3.78m

Conservatory (16' 6" x 14' 3") 5.02m x 4.34m

Kitchen (14' 9" x 12' 7") 4.49m x 3.83m

Utility Room (11' 9" x 9' 6") 3.58m x 2.89m

Bedroom one (14' 11" incl. recess x 12' 6") 4.54m x 3.81m

Bedroom two (12' 9" x 11' 6") 3.88m x 3.50m

Bedroom three (12' 8" incl. recess x 8' 6") 3.86m x 2.59m

Bedroom four (11' 11" incl. recess x 9' 2") 3.63m x 2.79m





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

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 The Old Town Hall Market Place, Oundle, Peterborough, Cambridgeshire, PE8 4BQ

 oundle@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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