



The Paddock, Woodnewton  
**£475,000** Freehold

**Sharman  
Quinney**



# Key Features



- Village Location
- Ideal family home
- Four Bedrooms
- Double garage and driveway
- Two reception rooms

The property briefly comprises entrance hall, cloaks w/c, lounge, dining room, kitchen, utility room. First floor landing, four bedrooms and family bathroom. The outside has beautiful gardens to front and rear, a double garage and driveway.



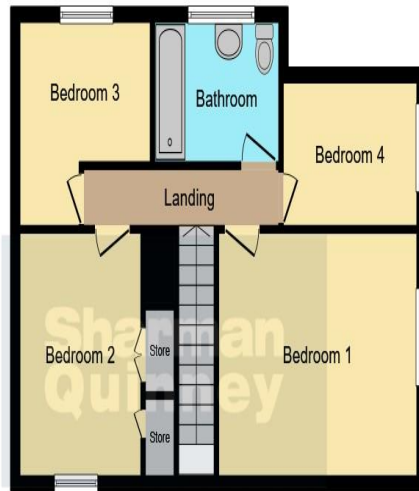
Lounge (11' 4" incl. fireplace x 22' 1") 3.45m x 6.73m  
Dining Room (10' 11" x 9' 8") 3.32m x 2.94m  
Kitchen (12' 0" x 9' 5") 3.65m x 2.87m  
Utility Room (8' 9" x 7' 5") 2.66m x 2.26m  
Bedroom one (14' 3" x 10' 6") 4.34m x 3.20m  
Bedroom two (11' 11" x 9' 8" plus wardrobe)  
3.63m x 2.94m  
Bedroom three (9' 3" x 8' 8" irregular shaped  
room) 2.81m x 2.64m  
Bedroom four (9' 7" x 6' 5") 2.92m x 1.95m



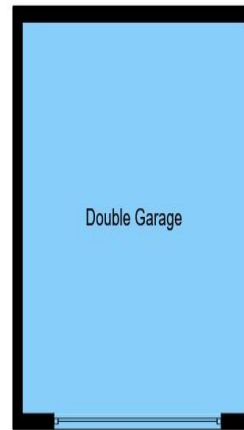




**Ground Floor**



**First Floor**



**Double Garage**

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:  
**01832 274567**

# Selling your property?

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

 01832 274567

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 [oundle@sharmanquinney.co.uk](mailto:oundle@sharmanquinney.co.uk)

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



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