



The Paddock, Woodnewton
OIRO £425,000 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

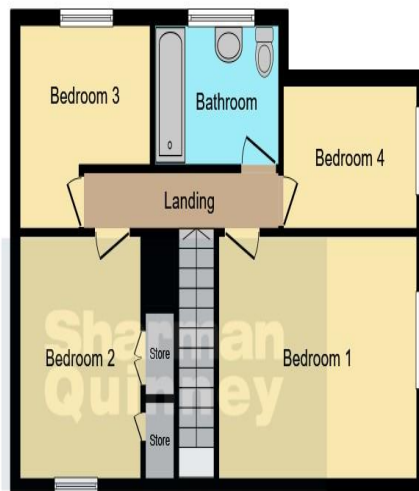
Bedroom three (9' 3" x 8' 8" irregular shaped
room) 2.81m x 2.64m

Bedroom four (9' 7" x 6' 5") 2.92m x 1.95m

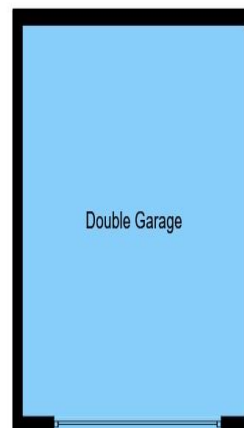




Ground Floor



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

To view this property call Sharman Quinney on:
01832 274567

Selling your property?

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

 01832 274567

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

 oundle@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: OUN201489 - 0006

