



Stamford Lane, Warmington  
**OIEO £340,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Extended
- Charming sought-after area
- Integrated garage and driveway
- Well maintained private garden
- Large utility room

The property briefly comprises front facing study, large lounge/dining area with bespoke brick fireplace and multi stove burner. Family bathroom, kitchen with pleasant views of the rear garden, through which you will find the large utility room with access to the integrated garage with an up and over door. This then leads on to the conservatory allowing access to the rear garden. Upstairs you will find three double bedrooms, the master bedroom benefitting from an en-suite. The property also boasts plenty of storage in the eaves.





Study (8' 8" x 6' 7") 2.68m x 2.04m

Lounge/Diner (25' 8" x 10' 7") 7.86m x 3.26m

Kitchen (12' 8" x 7' 10") 3.90m x 2.16m

Utility room (11' 4" x 7' 5") 3.47m x 2.28m

Conservatory (11' 5" x 8' 7") 3.50m x 2.65m

Bedroom one (13' 8" x 11' 5") 4.20m x 3.50m

Bedroom two (14' 3" x 10' 7") 4.35m x 3.26m

Bedroom three (10' 2" x 9' 5") 3.10m x 2.89m





**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](http://www.focalagent.com)

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# Selling your property?

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

 oundle@sharmanquinney.co.uk

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



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