



Osprey, Orton Goldhay Peterborough
Offers in Excess of £210,000 **Freehold**

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Close to Local Amenities
- Conservatory
- Off Road parking
- Dining Room

As you enter the property the entrance hall guides through to the warm and welcoming lounge, an ideal place to relax after a long days work. Adjacent is the conservatory a perfect place to enjoy the views of the low maintenance rear garden. The re-fitted kitchen has ample storage space, with the separate dining room offering a lovely place to enjoy the evening meal with the family, utility room and downstairs cloakroom.

As you go upstairs you will find bedroom 1 with built-in wardrobes, bedroom 2 and 3 and shower room.

Outside the front garden is gravelled with a shared drive providing access to the main drive which provides ample parking for two cars, the rear garden is paved with a timber decking seating



area, a lovely place to spend together with the family.

Entrance hall

Lounge
4.39m x 3.73m (14'05" x 12'03")

Conservatory
3.40m x 2.49m (11'02" x 8'02")

Refitted kitchen
2.64m x 2.13m (8'08" x 7'0")

Separate dining room
3.20m x 2.64m (10'06" x 8'08")

Utility room
1.73m x 1.23m (5'08" x 4'06")

Downstairs cloakroom

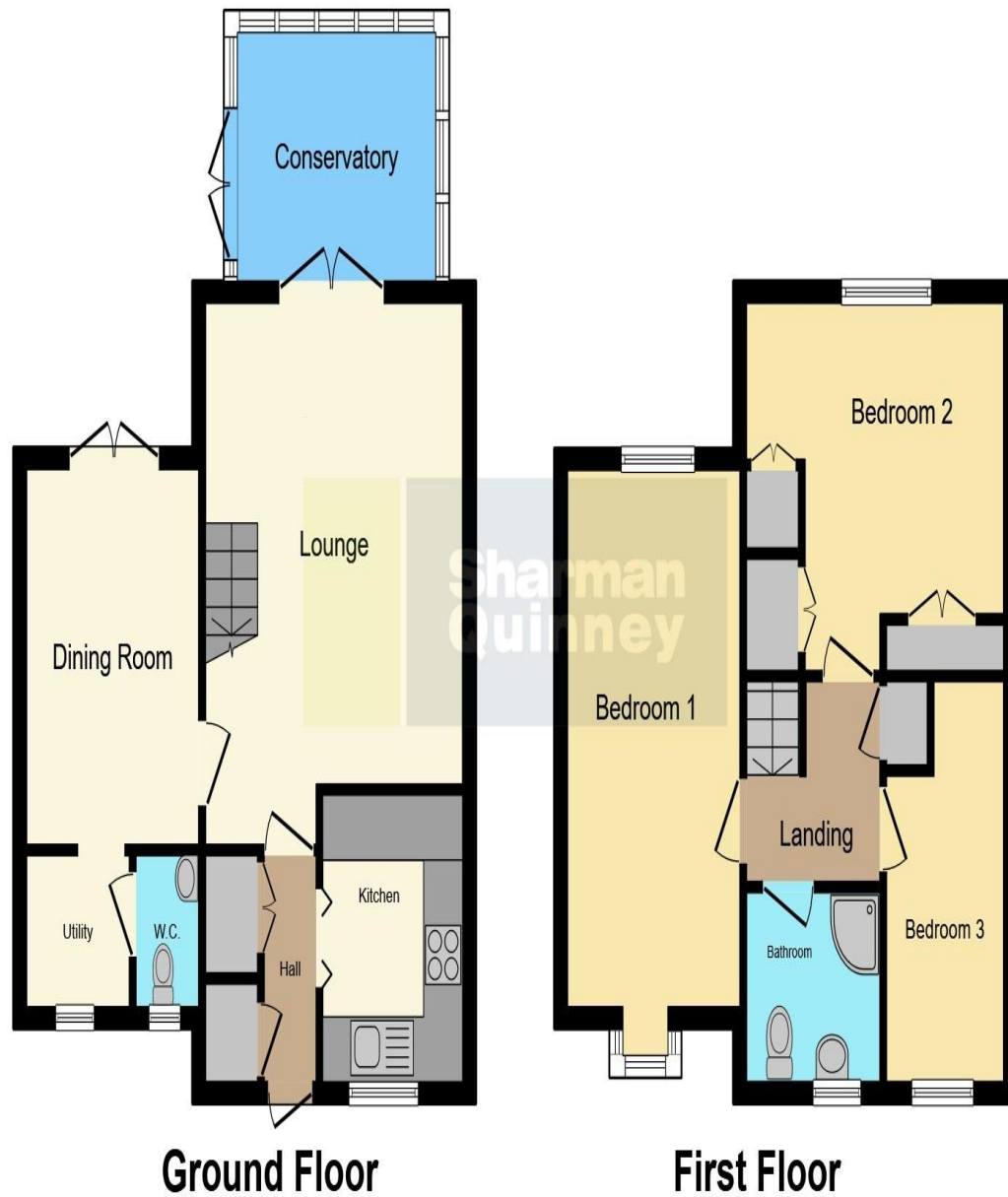
First floor

Bedroom 1
4.72m x 2.49m (15'06" x 8'08")

Bedroom 2
3.61m min x 2.612m ex recess (11'10" min x 8'07" ex recess)

Bedroom 3





3.70m into recess x 1.80m (12'02" into recess x 5'11")

Shower room

Outside

The front garden is gravelled with a shared drive access leading to the main drive providing off road Parking for two cars

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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