



March Road, Coates Peterborough
£500,000 **Freehold**

**Sharman
Quinney**

Key Features



- 24' lounge with log burner
- Kitchen with centre island
- 27' family room with bi-folding doors
- Downstairs study
- Utility room and cloakroom

Hall

Lounge 7.25m x 4.20m (23'9" x 13'9")

Dining/family room 8.20m x 4.86m (26'11" x 15'11") maximum into recess. Bi-folding doors to the rear garden

Kitchen/breakfast room 5.39m x 4.40m (17'8" x 14'5")

Utility 3.02m x 1.81m (9'11" x 5'11")

WC

Study 3.34m x 2.83m (10'11" x 9'3")

First floor landing



Bedroom one 5.89m x 3.56m (19'4" x 11'8")
minimum excluding recess

En-suite shower room

Bedroom two 4.16m x 3.55m (13'8" x 11'8")

Bedroom three 4.19m x 3.55m (13'8" x 11'8")

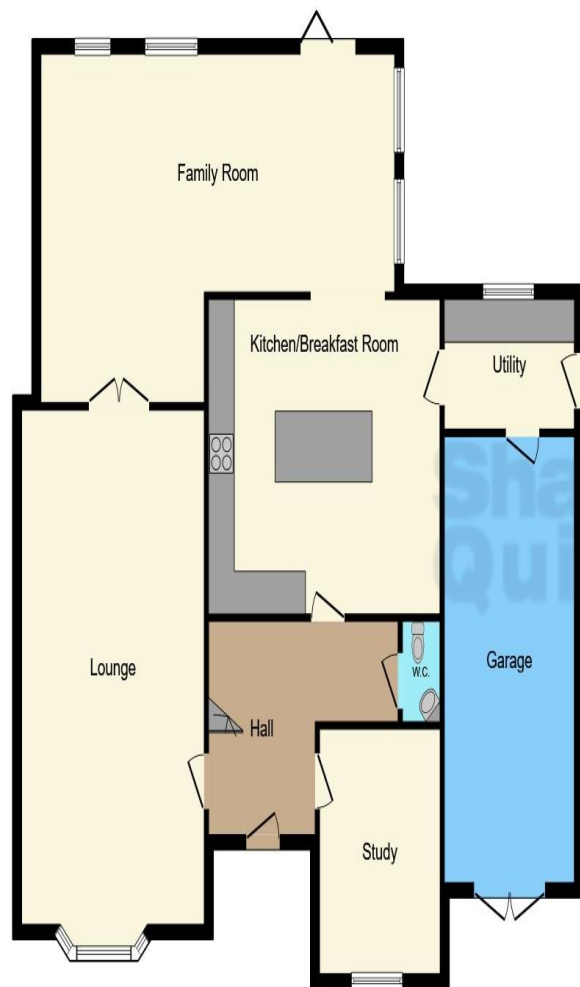
Bedroom four 3m x 2.98m (9'10" x 9'9")

Bedroom five 3.52m x 2.98m (11'7" x 9'9")
maximum into recess

Bathroom Four-piece suite

Outside The front of the property is mainly laid to gravel allowing for off road parking leading to the garage via double timber doors. Enclosed rear garden, mainly laid to lawn with a large timber decking area, outside tap and lighting with two power points. Ornamental timber pergola and trellis.





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

To view this property call Sharman Quinney on:
01733 205000

Selling your property?

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

 01733 205000

 46a Market Street, Whittlesey, PETERBOROUGH,
Cambridgeshire, PE7 1BD

 whittlesey@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: WHT204619 - 0001

