



Mace Road, Peterborough  
Overs Over £310,000 **Freehold**

**Sharman  
Quinney**

# Key Features



- Spacious Extended Detached Home
- Four Bedrooms
- Lounge/Diner
- Conservatory + Sun Room
- Kitchen/Breakfast Room

Located in walking distance to local shops, schools and various amenities, the accommodation in this Spacious Extended Detached Family Home comprises of, Entrance Hall with stairs to the first floor and doors to, Lounge/Diner with a bay window to the front, sliding doors to the Pvcu double glazed Conservatory and door to the rear garden, part glazed door to the Kitchen/Breakfast Room, door to the Sun Room which has a door to the rear garden, folding door to the two piece Downstairs Cloakroom and a door to the Office or Play Room which has been converted from the original garage with a door to the front. Split Level First Floor Landing has doors giving access to, Master Bedroom with an three piece En-Suite Shower Room, Three Further Bedrooms and three piece Family Bathroom. Outside, Off Road Parking to the front, Enclosed Rear Garden.



Entrance Hall - 14'9"max x 6'4"max (including stairs)  
Lounge/Diner - 23'4"max x 11'max (excluding bay window)  
Conservatory - 9'8" x 8'1"  
Kitchen/Breakfast Room - 17'3"max x 7'8"max  
Sun Room - 15'3"max x 8'4"max (l-shaped room)  
Downstairs Cloakroom - 4'2" x 3'5"  
Office - 16'3" x 7'4" (converted from original garage)  
Split Level First Floor Landing  
Master Bedroom including:  
Entrance Area- 3'1" x 2'4"  
Bedroom Area - 13'3"max x 7'9"max  
En-Suite Shower Room - 5'2"max x 2'6"max (excluding shower cubicle)  
Bedroom 2 - 12'4" x 11'1" (including wardrobes/excluding bay window)  
Bedroom 3 - 11' max x 10'7"max (including wardrobes)  
Bedroom 4 - 9'5"max x 7'5"max (including built-in over stairs cupboard)  
Family Bathroom - 7'4"max x 6'max



GROUND FLOOR

1ST FLOOR




While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To view this property call Sharman Quinney on:  
**01733 896222**

# Selling your property?

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

 01733 896222

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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: SSQ204647 - 0003

