



Icarus Way, Stanground South PETERBOROUGH  
**Guide Price £230,000 - £250,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Modern Semi-Detached Home
- Three Bedrooms
- En-Suite shower Room
- Kitchen/Diner
- Downstairs Cloakroom

Located in a cul-de-sac, this good sized and well-appointed family home is situated in the ever popular Cardea Development in the South West of Greater Peterborough and offers excellent local amenities including; Primary and Secondary Schools, Doctors Surgery, a variety of local shops along with easy access into Stanground, Hampton, Yaxley and Peterborough City Centre. There is a good choice of local pubs as well as easy access to the A1 Great North Road and Peterborough Train Station which allows access into Central London in 50 mins. An early inspection is strongly recommended.



Lounge - 4.32m x 3.77m

Kitchen - 2.68m x 4.76m

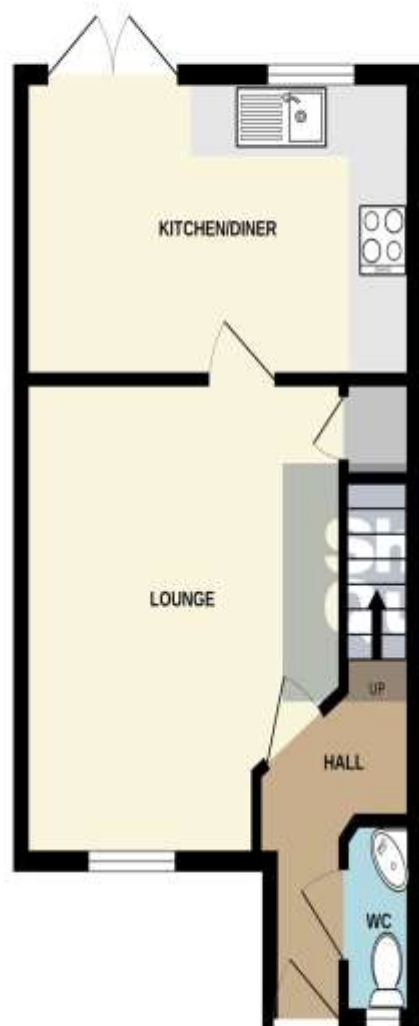
Bedroom 1 - 3.04m x 3.78m

Bedroom 2 - 2.24m x 2.72m

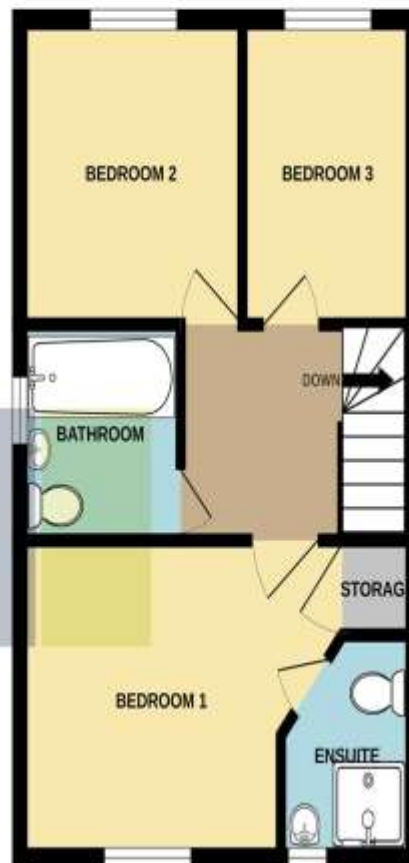
Bedroom 3 - 2.24m x 1.96m



GROUND FLOOR



1ST FLOOR



Whilst 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.  
Made with floorplan 52225

To view this property call Sharman Quinney on:  
**01733 896222**

# Selling your property?

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

 01733 896222

 13 Desborough Avenue, Stanground,  
PETERBOROUGH, Cambridgeshire, PE2 8RG

 stanground@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://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: SSQ204837 - 0006

