



Church Walk, Upton Peterborough
£300,000 **Freehold**

QUENTIN
MARKS



Key Features



- Semi Detached House
- Downstairs WC
- Large Sitting Room / Dining Room
- Additional Living Room
- 3 Bedrooms

This semi detached house occupies an enviable position with open fields to the rear and with open field views to the front. The house has had the benefit of an extension to the ground floor which provides spacious accommodation with a lounge, a separate dining room/ additional sitting room, together with kitchen, downstairs WC, and a garden room.

Upstairs the house has 3 good bedrooms and a shower room.

Outside, there is a large rear garden, a garage, and parking for a number of vehicles. The house has the benefit of uPVC double glazing and there is a garage.

ENTRANCE HALL

Radiator uPVC double glazed window to the side, stairs to first floor.



CLOAKROOM

With low level WC, radiator, uPVC double glazed window to the front, ceramic tiled floor.

LOUNGE

4.1m x 3.7m (Max)

With feature stone fireplace with open fire, radiator, uPVC double glazed window to the front.

DINING ROOM

6.1m x 3.3m (Max)

With 2 radiators, uPVC double glazed windows to the side and rear, pair of glazed doors to:-

REAR PORCH/GARDEN ROOM

4.8m x 1.9m (Max)

With polycarbonate roof and pair of uPVC double glazed doors to the garden.

KITCHEN

3.3m x 2.8m (Max)

With one and a half bowl stainless steel sink unit, range of cupboards and drawers, worktops and eye level cupboards, plumbing for washing machine, uPVC double glazed window to the rear and side, ceramic tiled floor.

LANDING

With uPVC double glazed window to the side, airing cupboard, radiator.

BEDROOM 1

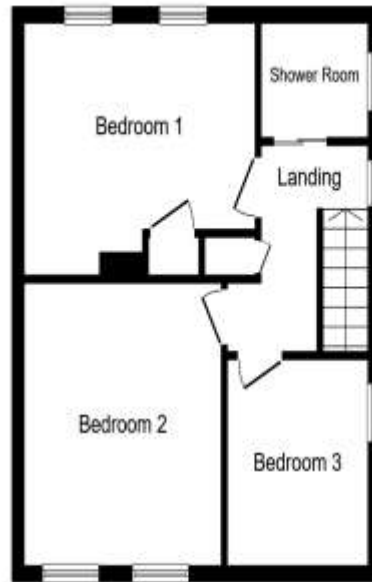
4.0m x 3.3m (Max)





Ground Floor

Floor area 69.0 m² (743 sq.ft.)



First Floor

Floor area 43.3 m² (466 sq.ft.)

TOTAL: 112.3 m² (1,209 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.ie

With 2 x uPVC double glazed windows to the rear, radiator, built in wardrobe.

BEDROOM 2

3.6 x 3.5 (Max)

With radiator, 2 x uPVC double glazed windows to the front.

BEDROOM 3

2.7m x 2.5m (Max)

With radiator, uPVC double glazed window to the side.

SHOWER ROOM

With low level WC, vanity wash hand basin, large double shower cubicle with Mira electric shower, uPVC double glazed window to the side.

OUTSIDE

FRONT GARDEN

Laid to lawn with bushes and shrubs and with driveway providing parking for a number of vehicles and access to the garage.

REAR GARDEN

Beautiful rear garden, mainly laid to lawn, backing onto open fields, with 2 x sheds and a greenhouse.

To view this property call Quentin Marks on:

01778 391600

Selling your property?

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

 01778 391600

 2 West Street, Bourne, Lincs, PE10 9NE

 sales@quentinmarks.co.uk

 www.quentinmarks.co.uk



SCAN FOR MORE
INFORMATION



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: SQB100089 - 0006

