



Luddington Road, Peterborough
OIEO £220,000 Freehold

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Lounge/Diner
- Off Road Parking
- Enclosed Rear Garden
- Garage/Workshop

Ground Floor

Entrance Hall:

UPVC Double glazed entrance door. Radiator.
Stairs to first floor.

Dining Area:

4.26m x 3.04m (13'11" max x 9'11" max)
UPVC Double glazed window to rear. Radiator.
Archway to;

Lounge Area:

3.94m x 3.27m (12'11" max x 10'8" max)
UPVC Double glazed window to front. Radiator.
Television point.

Kitchen:

3.59m x 2.43m (11'9" plus recess x 7'11" max)



UPVC Double glazed window and door to side.
Fitted with a range of base and wall units.
Stainless steel sink and drainer with mixer tap.
Space for appliances. Wall mounted boiler.
Radiator.

First Floor

Landing:
Loft access.

Bedroom:
3.02m x 3.06m (9'10" plus recess x 10' max)
UPVC Double glazed window to front. Radiator.

Bedroom:
3.39m x 2.88m (11'1" max x 9'5" max)
UPVC Double glazed window to rear. Radiator.

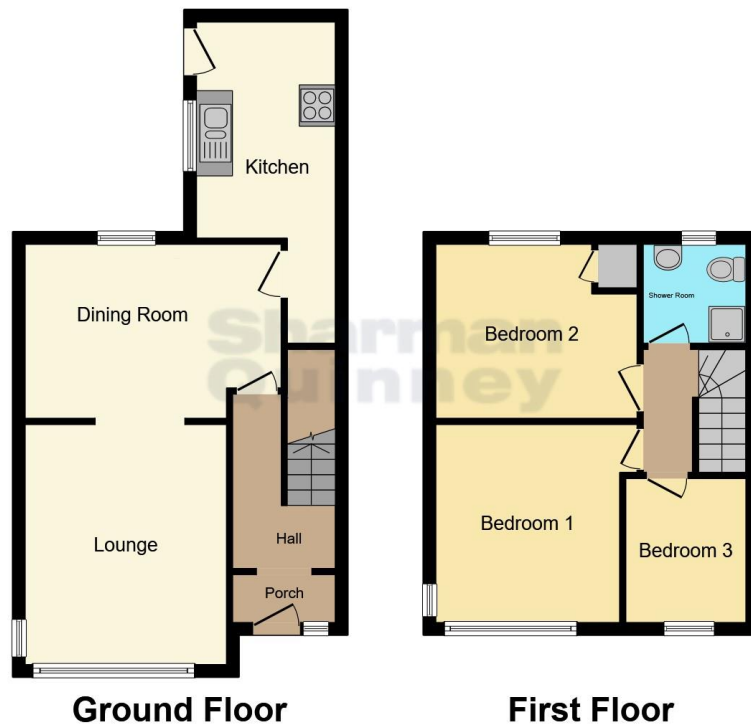
Bedroom:
2.46m x 1.98m (8' max x 6'5" max)
UPVC Double glazed window to front. Radiator.

Bathroom:
UPVC Frosted double glazed window to rear. Low
level WC. Wash hand basin. Shower cubicle with
shower. Radiator.

Outside

Front:
Enclosed by fencing and hedging. Laid to lawn
area. Gravel area with planted shrubs.





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

Side:
Driveway providing off road parking. Wooden garage/workshop.

Rear:
Enclosed by fencing. Laid to lawn area. Paved area.

To view this property call Sharman Quinney on:
01733 575757

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