



Harvester Way, Crowland Peterborough  
**£280,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Three Bedrooms
- En-Suite To Master
- Downstairs Cloakroom
- Off Road Parking
- Enclosed Rear Garden

## GROUND FLOOR

ENTRANCE HALL: Entrance door. Radiator. Stairs to first floor.

CLOAKROOM: UPVC Frosted double glazed window to side. Low level WC. Wash hand basin. Radiator.

KITCHEN: 4.80m x 2.70m (15'8" max x 8'10" max) UPVC Double glazed window to rear and door to side. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob with cooker hood over. Wall mounted boiler. Radiator. Built in under stairs cupboard.

DINING AREA: 3.06m x 2.75m (10' x 9') UPVC



Double glazed French doors to rear. Radiator. Archway through;

LOUNGE: 3.79m x 3.06m (12'5" x 10') UPVC Double glazed window to front. Radiator.

## FIRST FLOOR

LANDING: Loft access. Built in airing cupboard housing hot water cylinder.

BEDROOM: 3.14m x 2.96m (10'3" x 9'8") Two UPVC Double glazed windows to front. Radiator. Fitted wardrobes.

EN-SUITE: UPVC Frosted double glazed window to front. Low level WC. Wash hand basin with mixer tap. Shower cubicle with mains shower. Heated towel rail.

BEDROOM: 3.11m x 2.87m (10'2" x 9'4") Two UPVC Double glazed windows to rear. Radiator. Fitted wardrobe.

BEDROOM: 3.11m x 2.87m (8'11" x 7'3") UPVC Double glazed window to rear. Radiator. Fitted wardrobe and drawers.

BATHROOM: UPVC Frosted double glazed window to side. Low level WC. Wash hand basin with mixer tap. Bath with mains shower over. Heated towel rail.





## OUTSIDE

FRONT: Laid to lawn area with low level hedge and shrubs. Driveway to side providing off road parking.

FORMER GARAGE: Storage area to front and study to rear.

REAR GARDEN: Enclosed by brick wall and fencing. Patio area. Laid to lawn area with shrub borders. Decorative slate chip areas. Garden shed. Access to study part of previous garage.

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](http://www.focalagent.com)

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