



Sapperton, Werrington Peterborough  
**£300,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Four Bedrooms
- En-Suite To Master
- Conservatory
- Off Road Parking
- Garage

## GROUND FLOOR

ENTRANCE HALL: Entrance door. Radiator. Built in under stairs cupboard. Stairs to first floor.

CLOAKROOM: UPVC Frosted double glazed window to front. Low level WC. Wash hand basin with mixer tap. Radiator.

KITCHEN: UPVC Double glazed window to front. Door to side. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and hob with cooker hood. Wall mounted boiler.

DINING AREA: UPVC Double glazed window to side. Radiator.



LOUNGE: UPVC Double glazed window and French doors to rear. Radiator.

CONSERVATORY: UPVC Double glazed windows and French doors.

## FIRST FLOOR

LANDING: UPVC Double glazed window to side. Loft access. Built in airing cupboard housing hot water cylinder.

BEDROOM ONE: UPVC Double glazed window to front. Radiator. Two built in wardrobes.

EN-SUITE: UPVC Frosted double glazed window to side. Low level WC. Wash hand basin. Shower cubicle with mains shower. Radiator.

BEDROOM TWO: UPVC Double glazed window to rear. Radiator. Two built in wardrobes.

BEDROOM THREE: UPVC Double glazed window to rear. Radiator.

BEDROOM FOUR: UPVC Double glazed window to front. Radiator.

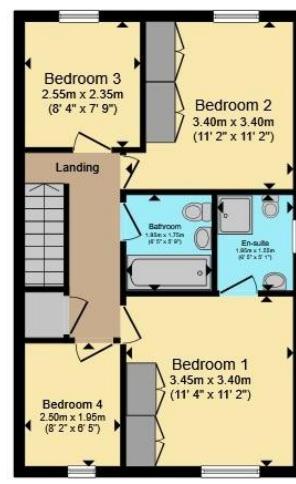
BATHROOM: Low level WC. Wash hand basin. Bath with mixer tap and wall mounted electric shower over. Radiator.

## OUTSIDE





**Ground Floor**



**First Floor**

Total floor area 123.4 m<sup>2</sup> (1,329 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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FRONT: Driveway providing off road parking.

GARAGE: Up and over door. Power and lighting.

REAR GARDEN: Enclosed by fencing. Laid to lawn area. Patio area.

To view this property call Sharman Quinney on:  
**01733 575757**

# Selling your property?

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

 01733 575757

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