



Grounds Way, Coates Peterborough
Offers In Excess Of £200,000 **Freehold**

**Sharman
Quinney**

Key Features



- 15' Lounge and 15' kitchen/diner
- UPVc conservatory
- 13' Master bedroom
- Off road parking for two vehicles
- Enclosed rear garden
- Cul de sac position
- Popular village location
- Benefitting from no onward chain

Entrance porch

Lounge 4.59m x 3.90m (15'1" x 12'10") maximum including staircase. Opening to:

Kitchen/diner 4.59m x 3.64m (15'1" x 11'11") opening to:

Conservatory 3.38m x 2.62m (11'1 x 8'6) maximum into recess

First floor landing

Bedroom one 4.03m x 2.65m (13'3" x 8'8") maximum into recess



Bedroom two 2.94m x 2.62m (9'8" x 8'7")

Bedroom three 2.51m x 1.87m (8'3" x 6'2")

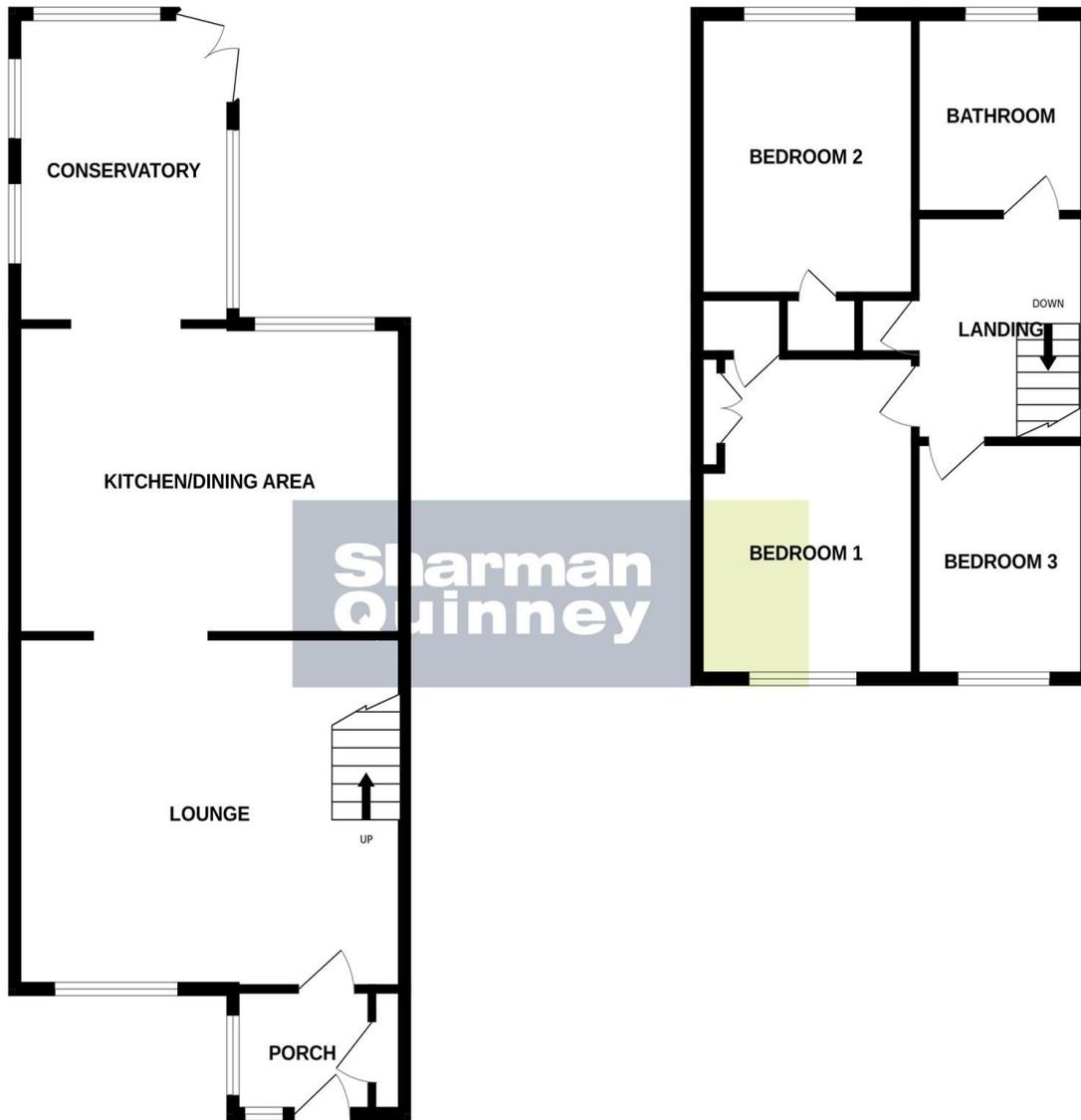
Bathroom

Outside: The front is laid to lawn with ornamental shrubs and trees, driveway to the side providing off road parking with gated access to the rear garden. Enclosed rear garden mainly laid to lawn with patio area and ornamental flower beds.



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.
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01733 205000

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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.

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