



Paynels, Orton Goldhay Peterborough  
**Offers in Reaion of £240.000 Freehold**

**Sharman  
Quinney**

# Key Features



- Linked-Detached House
- 3 Bedrooms
- Kitchen/Dining Room
- Off Road Parking

The spacious kitchen/dining room is equipped with plenty of storage and preparation space. With the space for the family dining table, it offers the perfect room for the family to enjoy their meals together or for entertaining friends.

The cosy lounge is the perfect room for all the family to relax and unwind in after a long day's work whilst enjoying the views of the rear garden.

As you step upstairs, you'll find the three well-proportioned bedrooms, bedroom 1 offers a relaxing and peaceful retreat, the two additional bedrooms are ideal for the children, guests or even home office, family bathroom.

Outside, the property has a lovely rear garden which provides ample space for outdoor activities and is the perfect place to create your own personal oasis.



Entrance Hall

Downstairs cloakroom

Lounge

5.36m x 3.58m (17'07" x 11'09")

Kitchen/Dining room

4.67m ex recess x 3.48m (15'04" ex recess x 11'05")

First floor landing

Bedroom 1

4.24m x 3.30m max (13'11" x 10'10" max)

Bedroom 2

4.67m x 2.69m (15'04" x 8'10")

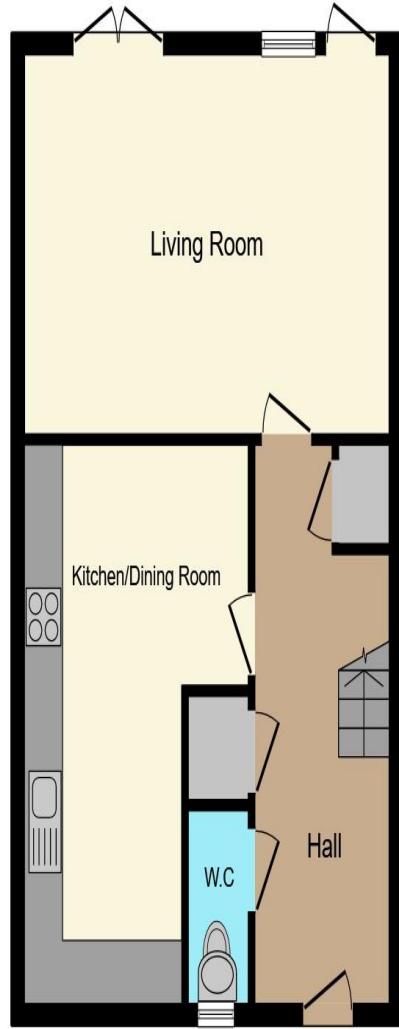
Bedroom 3

3.56m x 2.62m (11'08" x 8'07")

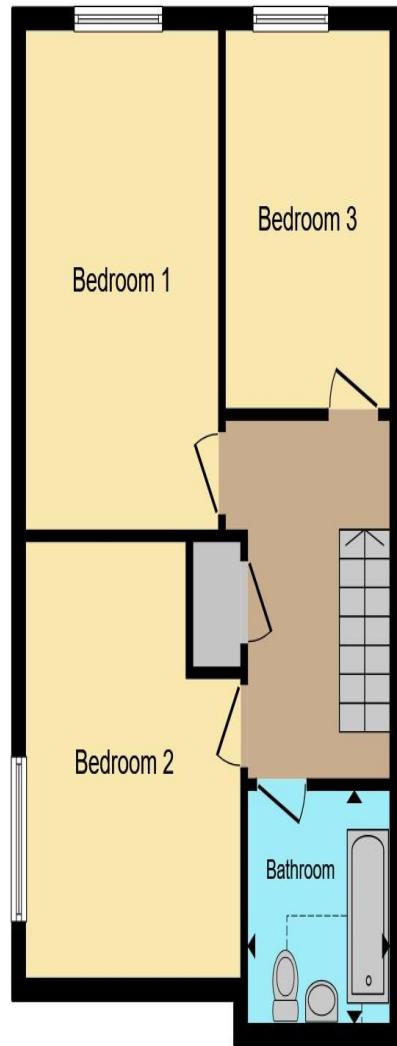
Bathroom

Outside, the property has a lovely rear garden, which provides ample space for outdoor activities and is the perfect place to create your own personal oasis and there is also communal parking.





**Ground Floor**



**First Floor**

Total floor area 104.4 m<sup>2</sup> (1,124 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)

Sharman  
Quinney

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# Selling your property?

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

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