



Welmor Road, Ginton Peterborough  
**£750,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Five Bedrooms
- Two En-Suites.
- Three Reception Rooms
- Private Rear Garden
- Garage

## GROUND FLOOR

**ENTRANCE HALL:** Entrance door. Radiator.

**SNUG/STUDY:** UPVC Double glazed window to front and side. Radiator.

**DINING ROOM:** UPVC Double glazed window to front. Radiator.

**KITCHEN/DINER:** UPVC Double glazed window to side and rear. Fitted with a range of base and wall units, Quartz worktop. Two sinks with mixer tap. Integrated dishwasher. Built in microwave. Freestanding cooker and fridge/freezer. Breakfast bar with base units. Built in under stairs cupboard. Radiator.



## INNER HALLWAY

**CLOAKROOM:** Low level WC. Wash hand basin with mixer tap.

**UTILITY:** Skylight and further internal window. Fitted with a range of base and wall units. Stainless steel circular sink and drainer with mixer tap. Radiator.

**LOUNGE:** UPVC Double glazed French doors to rear and further door to side. UPVC Double glazed window to side. Radiator. Exposed brick fire surround.

## FIRST FLOOR

**LANDING:** UPVC Double glazed window to front. Radiator. Stairs to second floor.

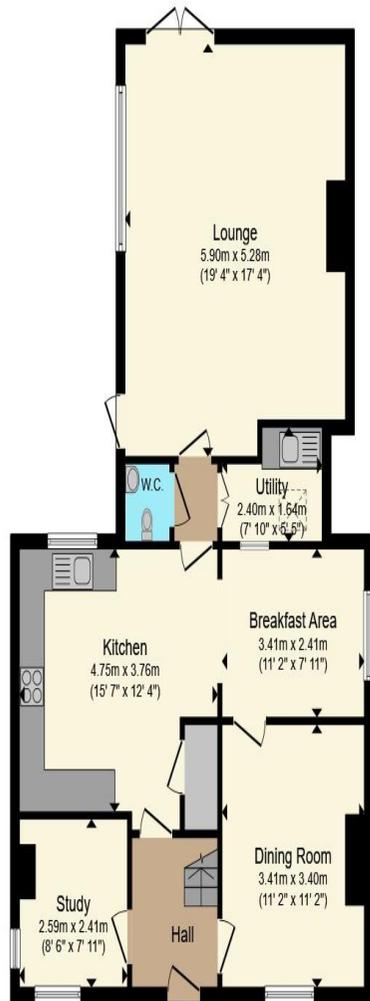
**BEDROOM:** Three UPVC Double glazed windows to sides. Built in wardrobe. Further built in wardrobe housing wall mounted boiler. Radiator.

**EN-SUITE:** UPVC Double glazed window to rear. Low level WC. Wash hand basin with mixer tap. Walk in shower with mains shower. Heated towel rail.

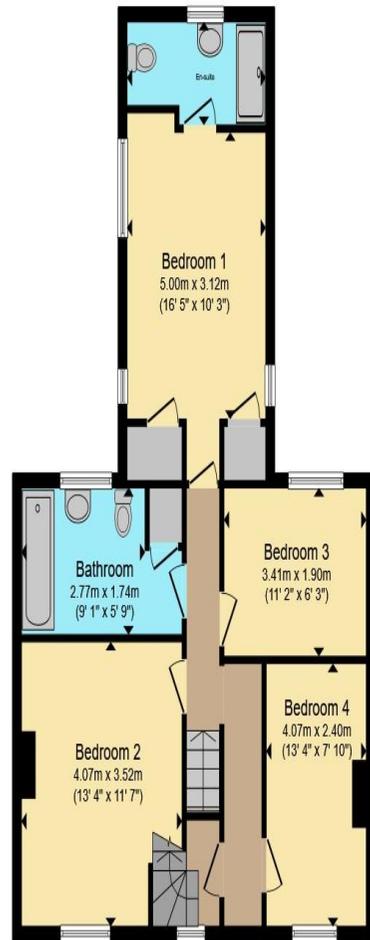
**BEDROOM:** UPVC Double glazed window to front. Radiator.

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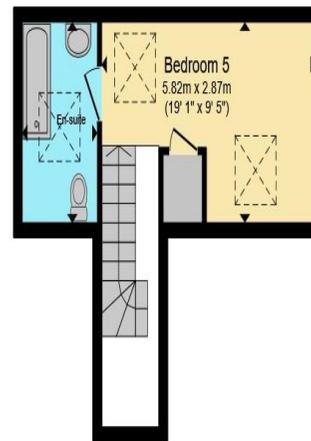




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 187.0 m<sup>2</sup> (2,013 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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Radiator.

BEDROOM: UPVC Double glazed window to rear. Radiator.

BATHROOM: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin with mixer tap. Freestanding bath with mixer tap and shower attachment over. Heated towel rail.  
**SECOND FLOOR**

BEDROOM: Skylight to front and rear. Built in cupboard.

EN-SUITE: Skylight to front. Low level WC. Wash hand basin with mixer tap. Bath with mains shower over. Heated towel rail.

**OUTSIDE**

FRONT: Driveway providing off road parking. Electric car charging point.

GARAGE: Up and over door. Window and personal door to side. Power and lighting.

REAR GARDEN: Enclosed by fencing. Patio.

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

# Selling your property?

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

 01733 575757

 Loxley Centre, Werrington, Peterborough, Cambridgeshire, PE4 5BW

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