



Paynels, Orton Goldhay Peterborough
Offers in Excess of £230,000 **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

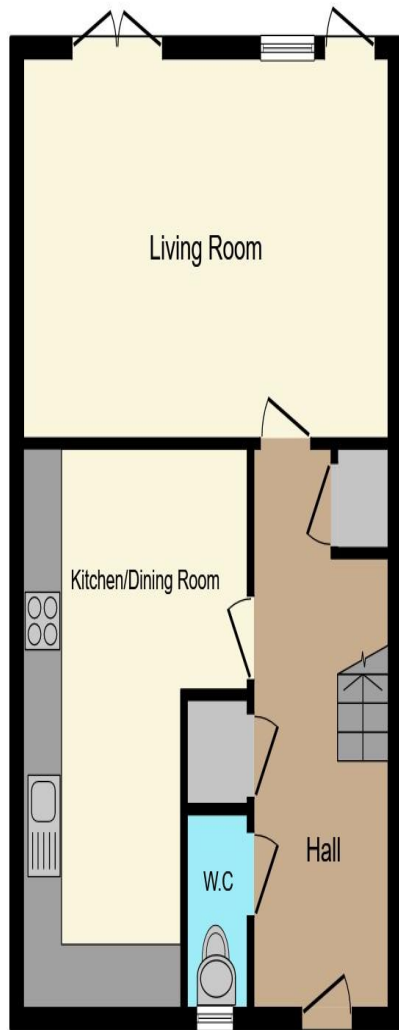
Bedroom 1
4.24m x 3.30m max (13'11" x 10'10" max)

Bedroom 2
4.67m x 2.69m (15'04" x 8'10")

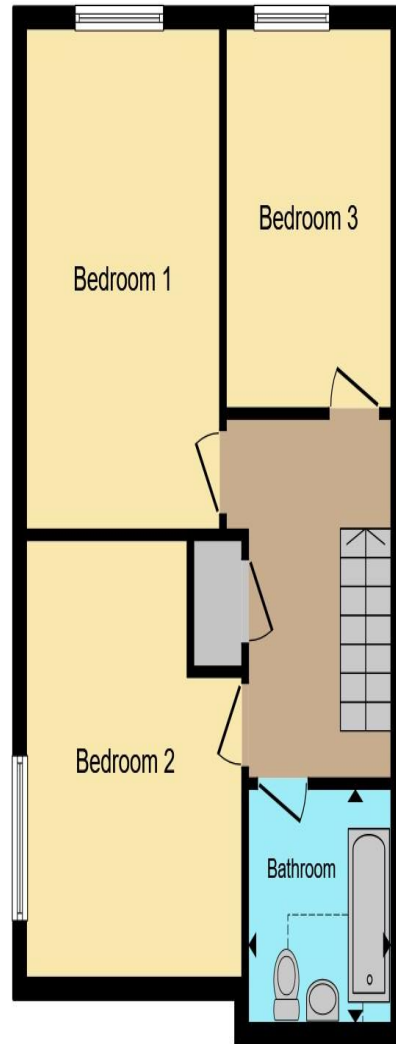
Bedroom 3
3.56m x 2.62m (11'08" x 8'07")

Bathroom





Ground Floor



First Floor

Total floor area 104.4 m² (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

**Sharman
Quinney**

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.

To view this property call Sharman Quinney on:
01733 346111

Selling your property?

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

 01733 346111

 50 Hargate Way, Hampton Hargate,
Peterborough, Cambridgeshire, PE7 8DS

 hampton@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



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.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: HAM203881 - 0003

