



8 Big Green, Warmington

In Excess of £290,000

 **NEWTON FALLOWELL**

8 Big Green

Warmington, Peterborough

Newton Fallowell are delighted to present this beautifully presented two-bedroom end-terrace home, situated in the highly sought-after village of Warmington. Offering stylish accommodation throughout, a conservatory, solar energy heating, and an exceptionally large 200 ft rear garden!

Upon entering the property, you are welcomed into a bright and spacious lounge, offering a comfortable living space with plenty of natural light. To the rear is a well-appointed kitchen with a range of storage units, worktop space, and room for appliances, leading through to the conservatory.

To the first floor are two generous double bedrooms and a modern family bathroom fitted with both a bath and separate shower.

Externally, the property benefits from a front garden and an impressive rear garden. The front of the property offers parking just off the main road.

Council Tax band: B

Tenure: Freehold





Kitchen/Diner

18' 10" x 9' 10" (5.75m x 3.00m)

Living room

15' 5" x 13' 1" (4.71m x 4.00m)

Conservatory

14' 7" x 12' 6" (4.45m x 3.80m)

Bedroom One

14' 9" x 9' 7" (4.50m x 2.92m)

Bedroom Two

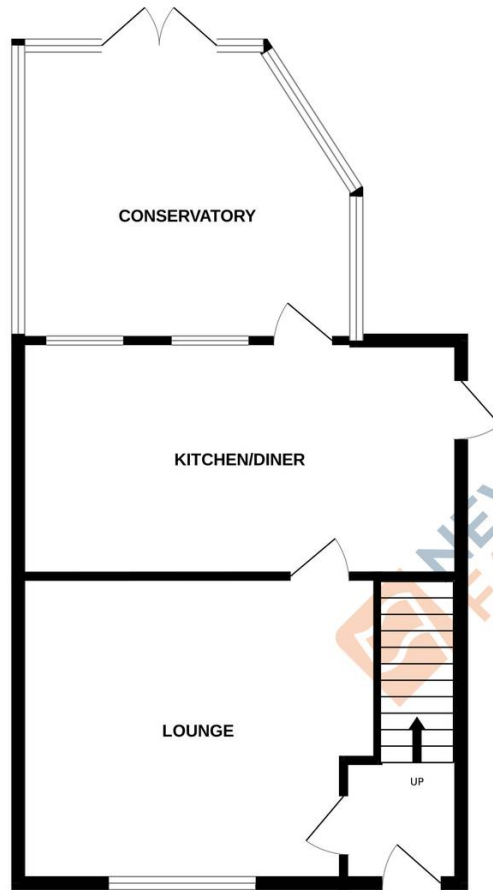
15' 5" x 8' 2" (4.70m x 2.50m)

Bathroom

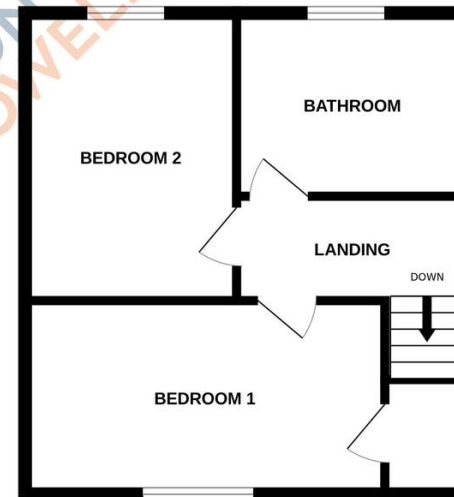
9' 11" x 8' 10" (3.02m x 2.70m)



GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.

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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Newton Fallowell - Stamford

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