



Manor Drive, Baston PETERBOROUGH  
OIEO £350,000 **Freehold**

**Sharman  
Quinney**

# Key Features



- Village Location
- Detached House
- Four Bedrooms
- Refitted Kitchen/Dining Room
- En Suite

## Accommodation Includes

Entrance Porch  
Doors opening to:

Entrance Hall  
Stairs to first floor and landing, radiator,  
understairs storage cupboard.

Lounge  
7.80m x 3.80m (25'7" x 12'6"). Picture window to  
front aspect, radiator, open fire with feature  
fireplace and wood surround, radiator, patio doors  
opening onto rear garden, wood effect flooring.



### Kitchen Dining Room

5.20m x 3.95m (17'1" x 13'). Refitted and comprising a range of base and eye level units with worktops over, integrated oven, gas hob and extractor, sink with mixer tap, integrated dishwasher and integrated washing machine, space for fridge freezer, dining space, French doors opening to rear garden.

### Inner Lobby

Courtesy door leading to single garage.

### Cloakroom

Comprising a two piece suite, wc and wash hand basin, wall mounted boiler, window to side.

### Stairs to first floor and landing

Loft access, airing cupboard.

### Bedroom One

4.65m x 2.40m (15'3" x 7'10"). Window to front aspect, radiator, door to:

### En Suite

Three piece suite comprising double shower cubicle, wc, wash hand basin, fully tiled and wood effect flooring..

### Bedroom Two

4.00m x 3.80m (13'1" x 12'6"). Window to front aspect, radiator, built in double wardrobe.





**Ground Floor**



**First Floor**

Total floor area 131.3 m<sup>2</sup> (1,414 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**

**Bedroom Three**  
3.10m x 3.00m (10'2" x 9'10"). Window to front, radiator, storage cupboard.

**Bedroom Four**  
2.75m x 2.45m (9' x 8). Window to rear, radiator, built in wardrobe.

**Shower Room**  
Three piece suite comprising wc, walk in shower, wash hand basin with vanity unit, window to rear aspect.

**Outside**  
To the rear the garden is of generous size with lawns, shrub borders, patio seating area and fields to the rear. The garden is enclosed with panel fencing and side gate access. To the front the garden is laid to lawn with paved driveway providing ample parking leading to a single garage with metal up and over door and courtesy rear door.

To view this property call Sharman Quinney on:  
**01778 343322**

# Selling your property?

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

 01778 343322

 25 Market Place, Market Deeping,  
PETERBOROUGH, Cambridgeshire, PE6 8EA

 marketdeeping@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://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: MRD204068 - 0005

