



Grounds Way, Coates Peterborough  
**£220,000** Freehold

**Sharman  
Quinney**

# Key Features



- 15' Lounge and 15' kitchen/diner
- UPVc conservatory
- 13' Master bedroom
- Off road parking for two vehicles
- Enclosed rear garden
- Cul de sac position
- Popular village location
- Benefitting from no onward chain

## Entrance porch

Lounge 4.59m x 3.90m (15'1" x 12'10") maximum including staircase. Opening to:

Kitchen/diner 4.59m x 3.64m (15'1" x 11'11") opening to:

Conservatory 3.38m x 2.62m (11'1" x 8'6") maximum into recess



## First floor landing

Bedroom one 4.03m x 2.65m (13'3" x 8'8")  
maximum into recess

Bedroom two 2.94m x 2.62m (9'8" x 8'7")

Bedroom three 2.51m x 1.87m (8'3" x 6'2")

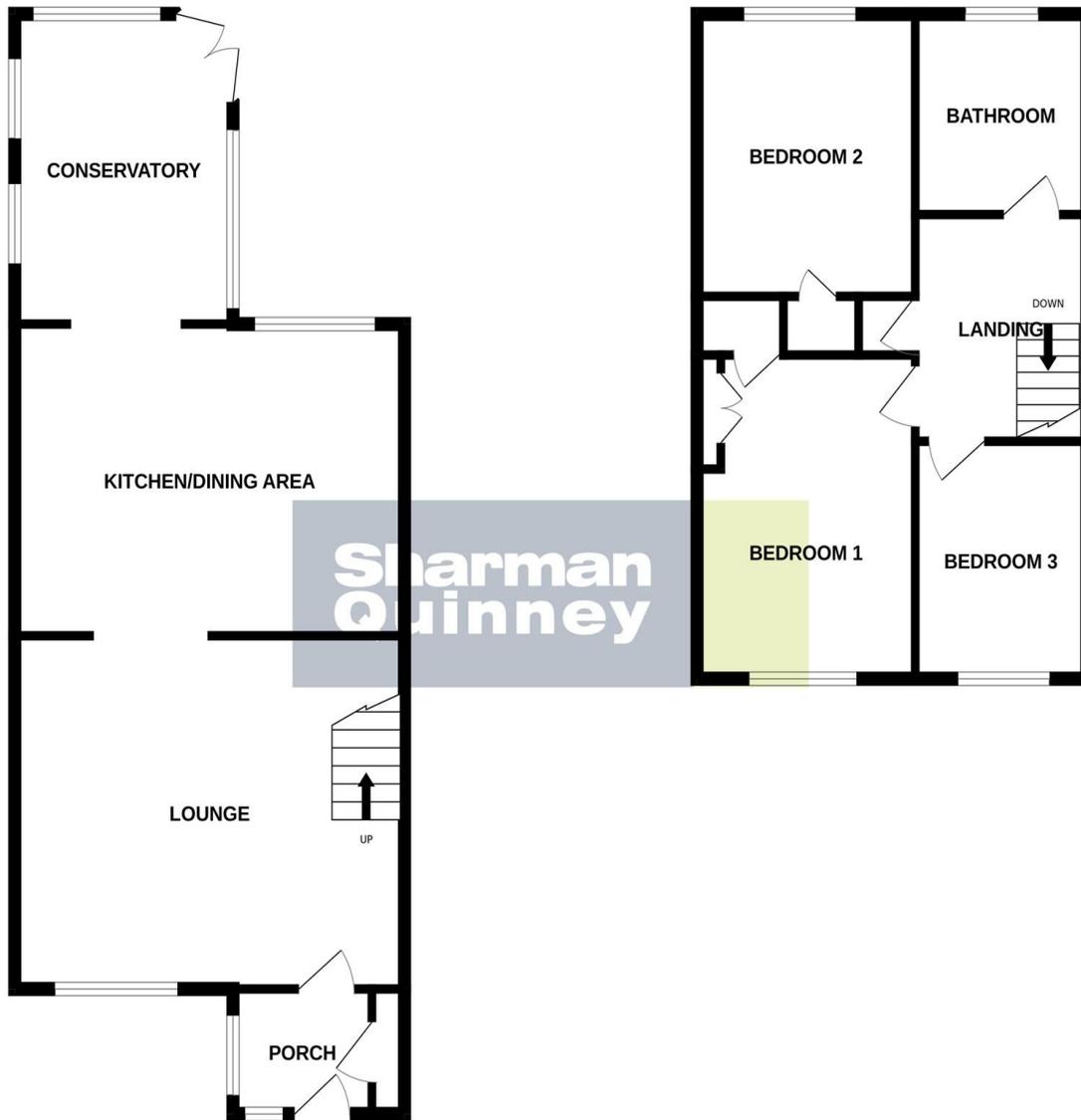
## Bathroom

Outside: The front is laid to lawn with ornamental shrubs and trees, driveway to the side providing off road parking with gated access to the rear garden. Enclosed rear garden mainly laid to lawn with patio area and ornamental flower beds.



GROUND FLOOR

1ST FLOOR



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