



Cornmill Close, Farcet Peterborough
Overs Over £300,000 Freehold

**Sharman
Quinney**

Key Features



- Immaculate Detached Family Home
- Three Bedrooms + En-Suite Shower Room
- Kitchen/Diner + Utility Room
- Lounge + Downstairs Cloakroom
- Off Road Parking for Two Cars

Ideal Family Home on a corner plot in a quiet Cul-De-sac which is in easy access to local schools, in brief the accommodation comprises of, Entrance Hall with stairs to the first floor landing and doors to, Lounge with French doors opening out into the rear garden and overlooks an established windmill, Kitchen/Diner which is fitted with a range of base and eye level units, cupboards and drawers, worktop space with a one and a quarter stainless steel sink unit, built-in gas hob, electric oven, fridge/freezer, door to the Utility Room with worktop space, plumbing for a washing machine, wall mounted heating boiler, door to the side and a door to the Downstairs Cloakroom with a low level wc and a wash hand basin. Upstairs the First Floor Landing has a built-in over stairs storage cupboard, doors to the Three Bedrooms, En-suite Shower Room off bedroom 1 and comprises if a



walk-in shower cubicle, low level wc, pedestal wash hand basin, Family Bathroom comprising of a panelled bath, low level wc, pedestal wash hand basin, Outside frontage is open plan, driveway providing Off Road Parking for two cars, Side gated access to the Enclosed Rear Garden which is laid mainly to lawn with a paved patio seating area.

Entrance Hall:

Lounge - 18'5" x 10'2" (5.61m x 3,10m)

Kitchen/Diner - 18'5"max x 9'4"max (5.61m x 2.84m)

Utility Room - 6'1" x 5'2" (1.83m x 1.57m)

Downstairs Cloakroom - 4'8"max x 2'9"max (1.46m x .88m)

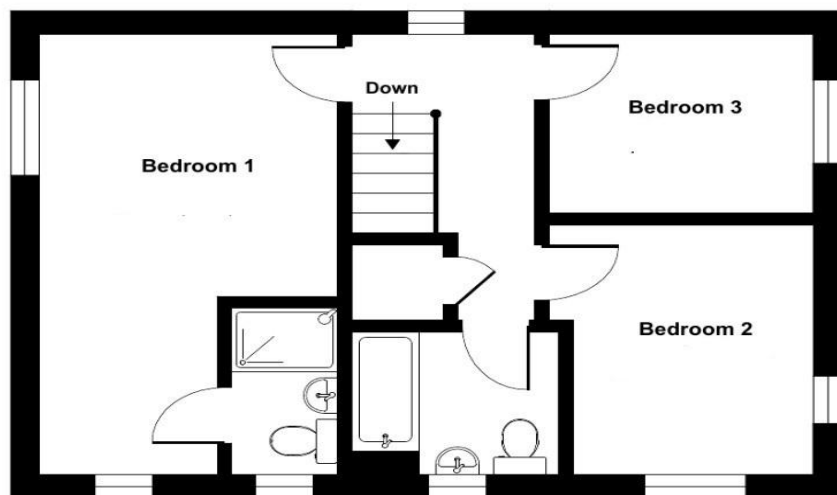
First Floor Landing - 12'max x 6'4"max (3.66m x 1.93m) including stairs & cupboard.

Bedroom 1 - 18'5"max x 10'4"max (5.61m x 3.15m) L/shaped room.

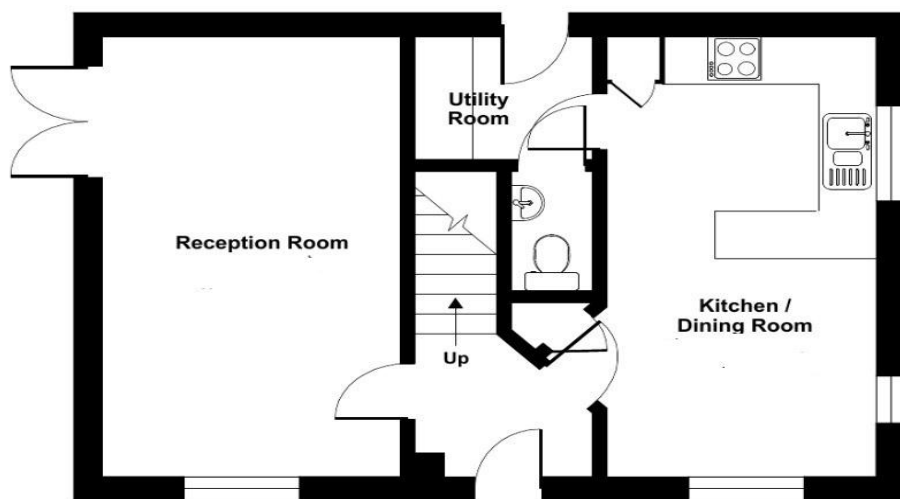
En-Suite Shower Room - 7'2"max 3'9"max (2.18m x 1.18m)

Bedroom 2 - 10'8"max x 9'2"max (3.25m x 2.79m)





FIRST FLOOR



GROUND FLOOR

Bedroom 3 - 9'2" x 7'6" (2.79m x 2.29m)

Family Bathroom - 7'1"max x 6'1"max (2.16m x 1.83m)

Agents Notes: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01733 245400

Selling your property?

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

 01733 245400

 Unit 19 Maltings Square, Broadway Shopping Centre, Yaxley, Cambridgeshire, PE7 3EW

 yaxley@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: YAX203979 - 0003

