



Byron Close, Peterborough  
**£290,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Conservatory
- Two reception rooms
- Large plot
- Sought after location
- Well presented throughout

Stanground is situated to the South East of Greater Peterborough and offers excellent local amenities including; Primary and Secondary Schools, Doctors Surgery, a variety of local shops with easy access into Hampton, Yaxley and Peterborough City Centre. There is a good choice of local pubs as well as easy access to the A1 Great North Road and Peterborough Train Station which allows access into Central London in 50 mins. For the outdoor enthusiasts, Crown Lakes Country Park is also close by and offers walkers, joggers, cyclists and dog owners a chance to enjoy its 87 acres of trails, fields, woods and lakes.

Lounge - 3.95m x 3.65m (13'0" x 12'0")

Dining Room - 3.65m x 3.40m (12'0" x 11'2")



Kitchen - 5.55m x 2.40m (18'3" x 7'10")

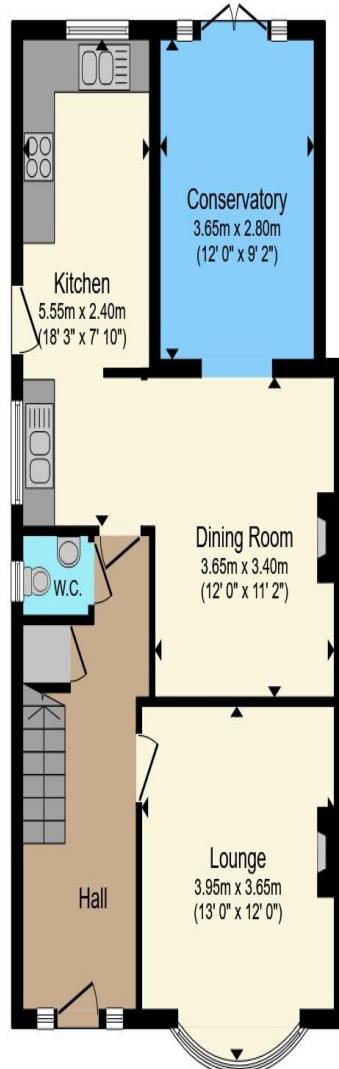
Conservatory - 3.65m x 2.80m (12'0" x 9'2")

Bedroom 1 - 4.50m x 3.40m (14'9" x 11'2")

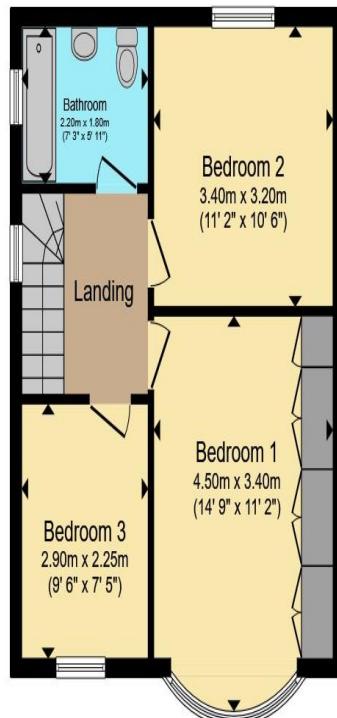
Bedroom 2 - 3.40m x 3.20m (11'2" x 10'6")

Bedroom 3 - 2.90m x 2.25m (9'6" x 7'5")





**Ground Floor**



**First Floor**

Total floor area 108.5 m<sup>2</sup> (1,167 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)

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To view this property call Sharman Quinney on:  
**01733 896222**

# Selling your property?

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

 01733 896222

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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.

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