

Property details **approval form**

48 Lawson Avenue, Peterborough, Cambridgeshire, England, PE2 8PN

Date: 03 February 2026 **Property Ref and Version:** SSQ205023 - 0004

Selling your home with us!

**Sharman
Quinney**

◆ **Let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Directions | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Sharman Quinney office:

13 Desborough Avenue, Stanground, PETERBOROUGH, Cambridgeshire, PE2 8RG

T 01733 896222 **E** stanground@sharmanquinney.co.uk

Property details **approval form**

48 Lawson Avenue, Peterborough, Cambridgeshire, England, PE2 8PN

Date: 03 February 2026 **Property Ref and Version:** SSQ205023 - 0004

◆ Price

offers in excess of £200,000

Tenure: Freehold

◆ Key Features

- Off road parking
- Dining area
- Newly decorated
- Close to local amenities
- Enclosed rear garden
- Brick build storage
-
- EPC Rating: D

◆ Short Description

This newly decorated family home has had a new boiler fitted and been rewired. It is walking distance to local schools, shops and takeaways and offers an enclosed rear garden, off road parking and three good size bedrooms.

◆ Directions

◆ Agent Note

Your Sharman Quinney office:

13 Desborough Avenue, Stanground, PETERBOROUGH, Cambridgeshire, PE2 8RG

T 01733 896222 **E** stanground@sharmanquinney.co.uk

Property details **approval form**

48 Lawson Avenue, Peterborough, Cambridgeshire, England, PE2 8PN

Date: 03 February 2026 **Property Ref and Version:** SSQ205023 - 0004

◆ Description

Stanground is situated to the Southeast 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 both the South and North bound A1 and Peterborough Train Station which allows access into Central London in 50 mins. There is a pleasant pedestrian river walk accessible by foot and for the outdoor enthusiasts, Crown Lakes Country Park, is also close by, and offers walkers, joggers, cyclists and dog owners the opportunity to enjoy its 87 acres of trails, fields, woods and lakes.

Lounge/Dining Room - 7.85m x 5.2m (25'9" x 17'1")

Kitchen - 3.25m x 2.4m (10'8" x 7'10")

Bedroom 1 - 3.75m x 3.25m (12'4" x 10'8")

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

Bedroom 3 2.6m x 2.25m (8'6" x 7'5")

Your Sharman Quinney office:

13 Desborough Avenue, Stanground, PETERBOROUGH, Cambridgeshire, PE2 8RG

T 01733 896222 **E** stanground@sharmanquinney.co.uk

Property details **approval form**

48 Lawson Avenue, Peterborough, Cambridgeshire, England, PE2 8PN

Date: 03 February 2026 **Property Ref and Version:** SSQ205023 - 0004

◆ Property Images



Your Sharman Quinney office:

13 Desborough Avenue, Stanground, PETERBOROUGH, Cambridgeshire, PE2 8RG

T 01733 896222 **E** stanground@sharmanquinney.co.uk

Property details **approval form**

48 Lawson Avenue, Peterborough, Cambridgeshire, England, PE2 8PN

Date: 03 February 2026 **Property Ref and Version:** SSQ205023 - 0004

◆ Property Images



Your Sharman Quinney office:

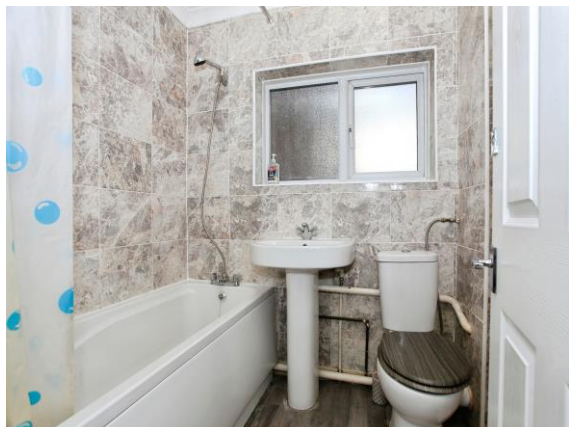
13 Desborough Avenue, Stanground, PETERBOROUGH, Cambridgeshire, PE2 8RG

T 01733 896222 **E** stanground@sharmanquinney.co.uk

Property details **approval form**

48 Lawson Avenue, Peterborough, Cambridgeshire, England, PE2 8PN

Date: 03 February 2026 **Property Ref and Version:** SSQ205023 - 0004



◆ Property Images

Your Sharman Quinney office:

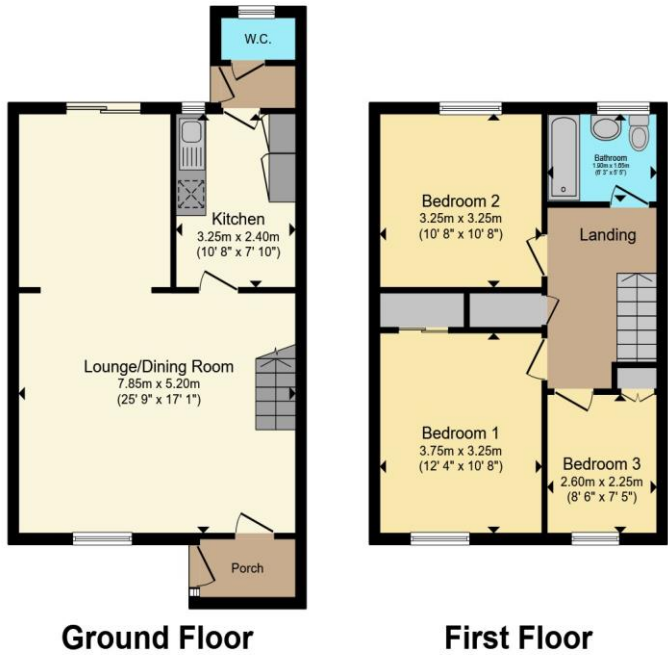
13 Desborough Avenue, Stanground, PETERBOROUGH, Cambridgeshire, PE2 8RG

T 01733 896222 **E** stanground@sharmanquinney.co.uk

Property details approval form

48 Lawson Avenue, Peterborough, Cambridgeshire, England, PE2 8PN
Date: 03 February 2026 Property Ref and Version: SSQ205023 - 0004

◆ Floor Plan



Total floor area 92.1 m² (992 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



◆ Approval

	Signature	Date
Jacob Megicks		
Miss A.R. Knight		