



Lythemere, Orton Malborne Peterborough  
**Offers in Region of £240,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Semi-Detached House
- 3 Bedrooms
- Upgraded Kitchen
- Landscaped Rear Garden
- Communal Parking

The accommodation comprises of entrance hall, downstairs cloakroom, dining area, impressive and updated kitchen incorporating integrated appliances with bi fold doors, offering lovely views across the rear garden.

On the first floor you'll find the cozy lounge offering views overlooking the rear garden and bedroom 3.

On the second floor is bedroom 1 which boasts built in wardrobes, bedroom 2 and family bathroom.

Lythemere is within easy reach of local amenities including schools, shops, Ferry Meadows country park and important transport links.



Entrance Porch  
Leading to;

Entrance Hall

Downstairs cloakroom

Dining area  
3.48m x 3.0m (11'05" x 9'10")

Kitchen  
5.36m x 2.84m max (17'07" x 9'04" max)

First floor landing

Lounge  
5.38m x 3.99m (17'08" x 13'01")

Bedroom 3  
3.48m x 3.07m (11'05" x 10'01")

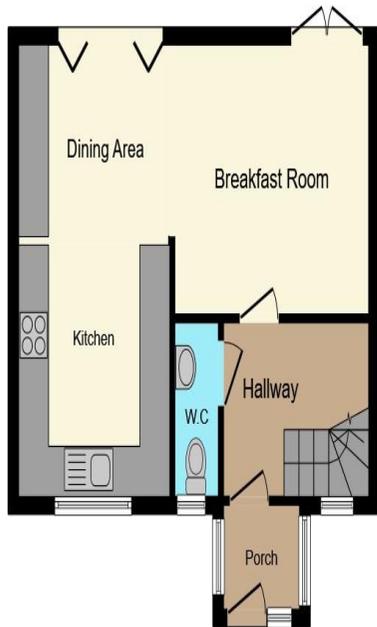
Stairs to second floor

Bedroom 1  
3.48m x 2.69m ex wardrobe (11'05" x 8'10" ex  
wardrobe)

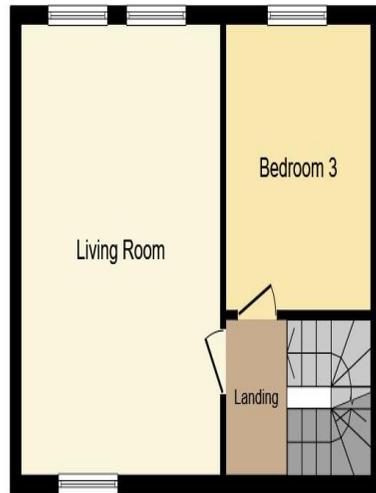
Bedroom 2  
3.48m x 3.05m (11'05" x 10'0")

Bathroom

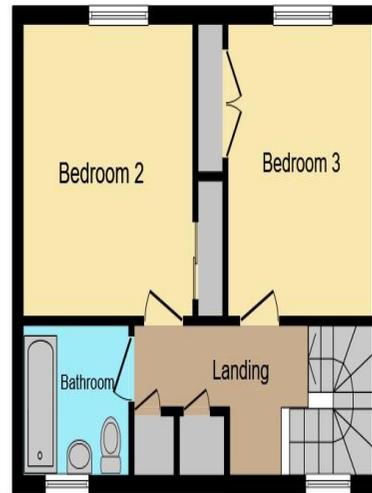




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 115.6 m<sup>2</sup> (1,245 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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Outside, the generous landscaped rear garden is such a delightful place for the family to enjoy, relaxing on the artificial lawn whilst entertaining on the extensive patio seating area.

Communal Parking

To view this property call Sharman Quinney on:  
**01733 346111**

# Selling your property?

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

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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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