



**Sharman  
Quinney**  
www.sharmanquinney.co.uk  
WERRINGTON 01733 875787  
**for sale**

Canonsfield, Peterborough  
**£325,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Four Bedrooms
- En-Suite To Master
- Lounge/Diner
- Enclosed Rear Garden
- Garage

## GROUND FLOOR

**ENTRANCE PORCH:** Entrance door. Two UPVC Double glazed windows. Radiator. Door to;

**ENTRANCE HALL:** UPVC Double glazed window to side. Radiator. Stairs to first floor.

**CLOAKROOM:** UPVC Frosted double glazed window to side. Low level WC. Wash hand basin. Radiator.

**KITCHEN:** UPVC Double glazed window to rear. Door to rear. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in double oven. Fitted hob. Integrated dishwasher. Wall mounted boiler.



LOUNGE AREA: Two UPVC Double glazed windows to front. Two radiators. Opening to;

DINING AREA: UPVC Double glazed French doors to rear. Radiator.

## FIRST FLOOR

LANDING: UPVC Double glazed window to side. Radiator. Loft access. Built in airing cupboard.

BEDROOM: Two UPVC Double glazed windows to front. Radiator.

EN-SUITE: UPVC Frosted window to side. Wash hand basin. Walk in shower with mains shower. Radiator.

BEDROOM: UPVC Double glazed window to rear. Radiator.

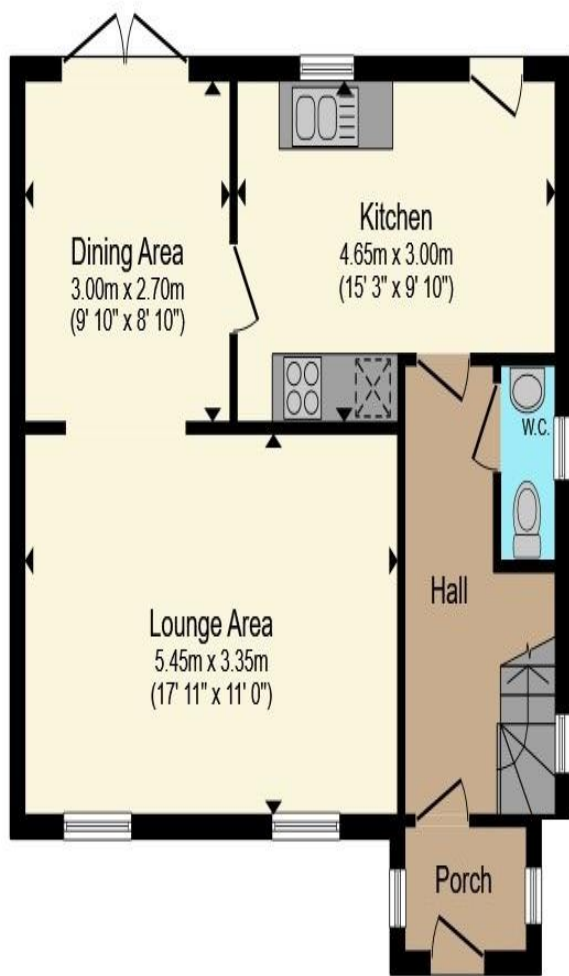
BEDROOM: UPVC Double glazed window to front. Radiator.

BEDROOM: UPVC Double glazed window to rear. Radiator.

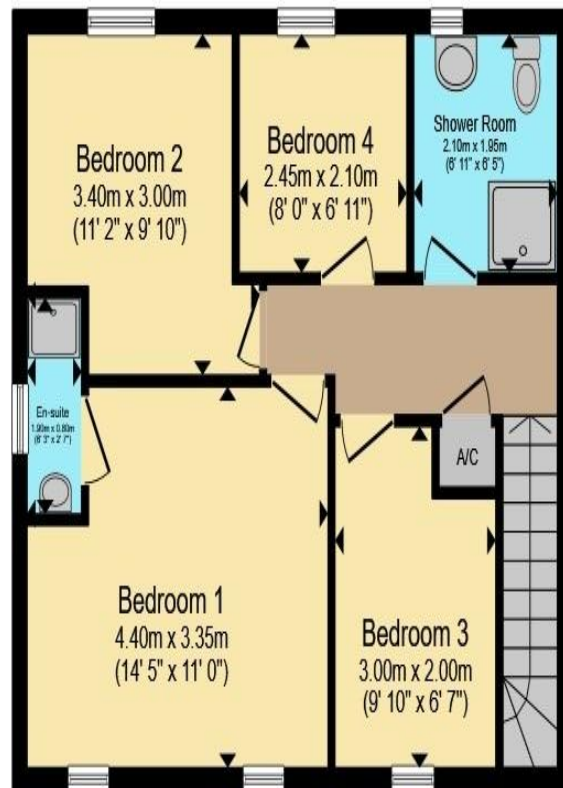
BATHROOM: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin. Shower cubicle with mains shower. Radiator.

## OUTSIDE





**Ground Floor**



**First Floor**

Total floor area 102.6 m<sup>2</sup> (1,104 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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**FRONT:** Driveway providing off road parking.

**GARAGE**

**REAR GARDEN:** Enclosed by fencing. Patio area. Pond. Raised laid to lawn area with shrub borders.

To view this property call Sharman Quinney on:  
**01733 575757**

# Selling your property?

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

 01733 575757

 Loxley Centre, Werrington, Peterborough, Cambridgeshire, PE4 5BW

 [werrington@sharmanquinney.co.uk](mailto:werrington@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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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.

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: WER205799 - 0001

