



Short Drove, Holme Peterborough

Price: Freehold £675,000

- Over 3500 square foot accommodation
- 28' Living room & 25' sun room
- 20' Family room & small study
- Separate dining room & games room
- En suite & dressing room to the master bedroom
- Upstairs bathroom & separate shower room
- Double garage & storage room
- Situated in the ever popular village of

EPC Rating: E



Entrance porch

Hallway

Living room 8.57m x 4.16m (28'1" x 13'7") maximum

Games room 4.7m x 4.45m (15'5" x 14'7")

Sun room 2.99m x 7.8m (9'9" x 25'7")

Kitchen 3.61m x 5.17m (11'10" x 16'11") maximum

Utility room 1.91m x 2.66m (6'3" x 8'8")

Family room 6.18m x 4.78m (20'3" x 15'8") maximum - L-shaped room

Study 1.48m x 2.76m (4'10" x 9') maximum

Dining room 5.61m x 2.92m (18'4" x 9'6") maximum

Landing

Bedroom one 4.23m x 4.27m (13'10" x 14')

En suite 1.9m x 4.11m (6'2" x 13'5")

Dressing room 4.21m x 1.66m (13'9" x 13'9")

Bedroom two 5.37m x 2.99m (17'7" x 9'9")

Bedroom three 3.67m x 4.16m (9'9" x 13'7") with walk-in wardrobe

Bedroom four 3.64m x 3.64m (11'11" x 11'11") maximum

Bathroom

Shower room

Outside Detached double garage with storage room.

Good size "wrap-around" garden.



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: YAX202996 - 0002

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.



Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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FREE MARKET APPRAISAL**

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