



Croyland Road, Peterborough
Offers in Excess of **£300,000** **Freehold**

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Sun Room
- Off Road Parking
- Sauna Room
- Enclosed Rear Garden

GROUND FLOOR

ENTRANCE HALL: Entrance door. Radiator. Built in under stairs cupboard. Stairs to first floor.

LOUNGE/DINER: Double glazed window to front. Radiator. Wall mounted electric fire. Double glazed French doors to;

CONSERVATORY/SUN ROOM: UPVC Double glazed door and windows to rear.

KITCHEN: Double glazed window to front. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob with cooker hood over. Wall mounted boiler.



REAR LOBBY: Door to rear garden.

CLOAKROOM: UPVC Double glazed window to side. Low level WC. Wash hand basin with mixer tap.

FIRST FLOOR

LANDING: Double glazed window to side. Loft access.

BEDROOM: Double glazed window to front. Radiator.

BEDROOM: Double glazed window to rear. Radiator. Built in wardrobe.

BEDROOM: Double glazed window to front. Radiator.

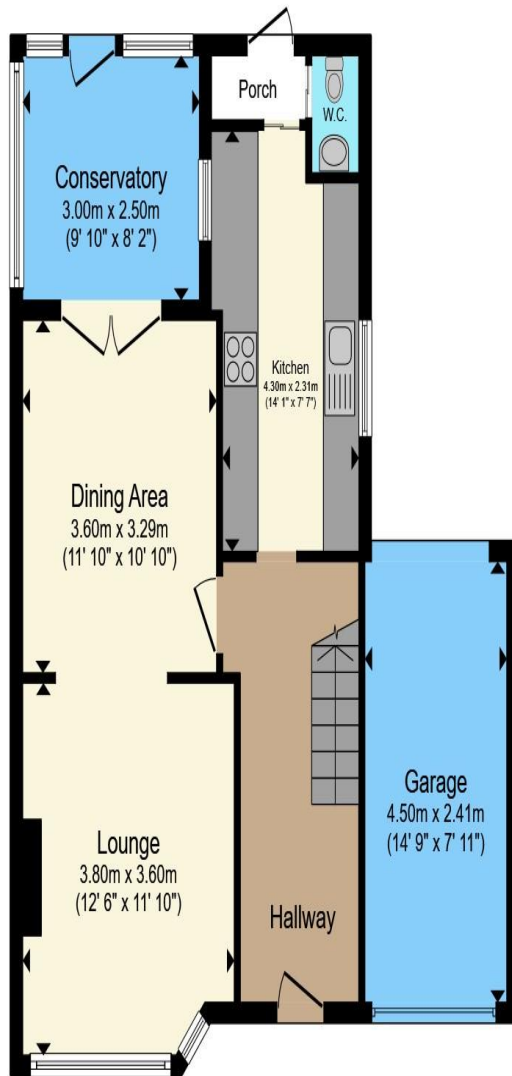
SHOWER ROOM: Frosted double glazed window to side. Low level WC. Wash hand basin with mixer tap. Shower cubicle with wall mounted electric shower. Radiator. Built in airing cupboard housing hot water cylinder.

OUTSIDE

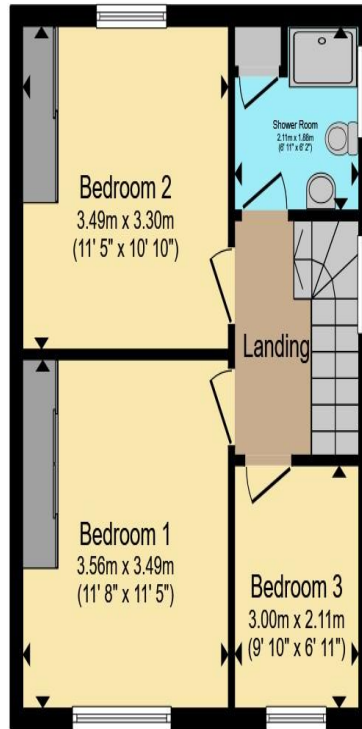
FRONT: Driveway providing off road parking.

GARAGE/CAR PORT: Up and over door to front. (There is no door or wall to the rear)





Ground Floor



First Floor

Total floor area 106.1 m² (1,142 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

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REAR GARDEN: Enclosed by fencing. Decking area. Tiled patio area. Laid to lawn area with tree and shrub borders. Gazebo.

SUMMER HOUSE: Power and lighting.

SAUNA ROOM: Relaxing enclosed sauna. Shower cubicle with wall mounted electric shower. Power and lighting.

To view this property call Sharman Quinney on:
01733 575757

Selling your property?

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

 01733 575757

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 SCAN ME



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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