



**sharman
Quinney**
www.sharmanquinney.co.uk
WHITTLESEY 01733 205000
for sale

Arnolds Lane, Whittlesey Peterborough
£325,000 Freehold

**Sharman
Quinney**

Key Features



- Impressive 18' kitchen/diner with island
- Two double bedrooms
- Four-piece bathroom suite and WC
- Beautifully presented throughout
- Fitted air-conditioning to three rooms

Entrance hall

Living room 4.11m x 3.66m (13'6" x 12') maximum into recess. Fitted air-conditioning unit

Bedroom one 4.14m x 3.66m (13'7" x 12') Fitted air-conditioning unit

Kitchen/breakfast room 5.49m x 4.29m (18' x 14'1") fitted centre island

Bedroom two 4.14m x 3.05m (13'7" x 10') Fitted air-conditioning unit

Utility room

Family bathroom four-piece suite



Separate cloakroom

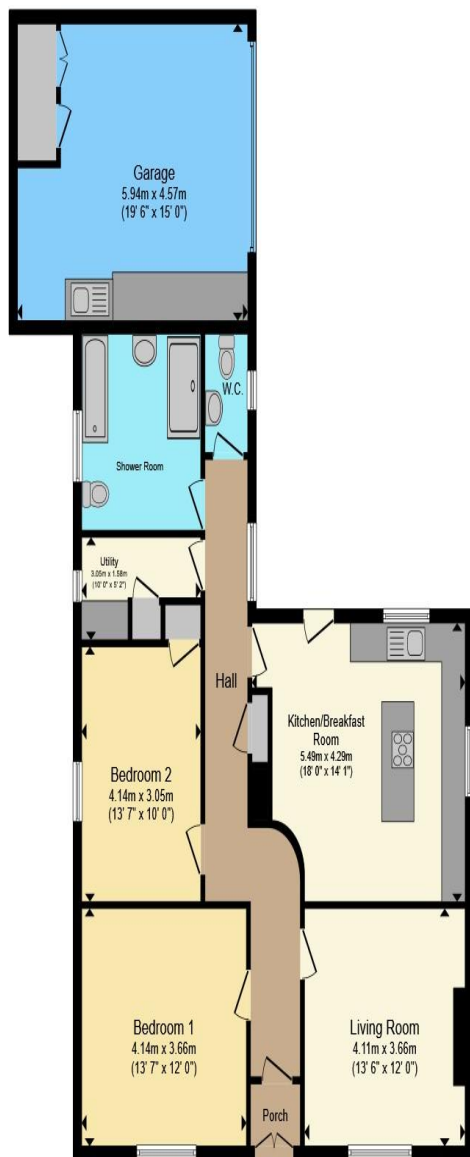
Outside: Block paved driveway to the front providing off road parking for several vehicles with ornamental flower beds. There is an EV car charging point and electric leading to the front gate area, ideal for electric operated gates. Gated access to the rear. Secluded rear garden mainly laid to lawn with paved patio and pathways with a raised seating area laid to artificial lawn with canopy over. Ornamental shrub borders and access via double doors to the workshop.

Workshop 5.94m x 4.57m (19'6" x 15')

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 125.5 m² (1,351 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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 01733 205000

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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: WHT204879 – 0006 – AML

