



Church Street, Northborough, Peterborough
£490,000 **Freehold**

**Sharman
Quinney**

Key Features



- Grade II Listed
- Three Bedroom Stone House
- Immaculately Appointed
- South Facing Rear Garden
- Village Location

Accommodation Includes

Conservatory
UPVC single glazed construction tiled floor.

Kitchen Breakfast Room

Comprising a range of base and eye level units with worktops over, breakfast bar area, tiled floor, boiler, sink, plumbing for dish washer, cooker, space for fridge freezer, door and window to rear aspect, stable door and window to front aspect.

Lobby through to:

Utility Room

Tiled floor, worktops and plumbing for washing machine, door to:



Shower Room

Recently renovated and comprising of shower cubicle, WC, wash hand basin with vanity unit, tiled floor.

Dining Room

Inglenook fireplace, windows to front and rear aspect, radiator, door to Conservatory.

Sitting Room

Windows to front aspect, French doors opening to rear garden, solid fuel fire with feature fireplace surround.

Stairs to first floor and landing

Landing area presently utilised as a home office.
Airing cupboard.

Bedroom One

Windows to front and rear, radiator, giving access to:

Bedroom Three

Window to rear, radiator, window to front.

Bedroom Two

Window to side.

Family Bathroom

Comprising wash hand basin with vanity unit, bath, shower, WC.





Total floor area 197.0 m² (2,121 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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Outside

To the rear of the property the generous mature south facing garden offers privacy and is laid to lawn with patio seating area and comprises a combination of plants, shrubs and trees with parking to the rear accessed via a shared private driveway. To the front of the property the garden is laid to lawn with privet borders.

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.

To view this property call Sharman Quinney on:
01778 343322

Selling your property?

Contact us to arrange a **FREE**
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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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