



Lindsey Close, Peterborough  
**Offers in excess of £250,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Three Bedrooms
- Lounge/Diner
- Off Road Parking
- Enclosed Rear Garden
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## GROUND FLOOR

**ENTRANCE HALL:** UPVC Double glazed entrance door. UPVC Frosted double glazed window to side. Radiator. Built in under stairs cupboard. Stairs to first floor.

**LOUNGE/DINER:** 6.29m x 3.30m (20'08" max x 10'10" max) UPVC Double glazed window to front and French doors to rear. Radiator.

**KITCHEN:** 3.91m x 3.02m (12'10" max x 9'11" max) UPVC Double glazed window to rear. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Pantry. UPVC Double glazed door to side leading to undercover walkway with store sheds.



## FIRST FLOOR

LANDING: UPVC Frosted double glazed window to side. Loft access.

BEDROOM ONE: 3.70m x 2.74m (12'02" plus recess x 9' max) UPVC Double glazed window to rear. Radiator. Built in wardrobe.

BEDROOM TWO: 3.07m x 2.76m (10'01" max x 9'01" plus recess) UPVC Double glazed window to front. Radiator.

BEDROOM THREE: 2.61m x 1.80m (8'07" x 5'11") UPVC Double glazed window to front. Radiator. Built in wardrobe.

BATHROOM: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin with mixer tap. Bath with mixer tap and mains shower over. Heated towel rail. Built in cupboard housing wall mounted boiler.

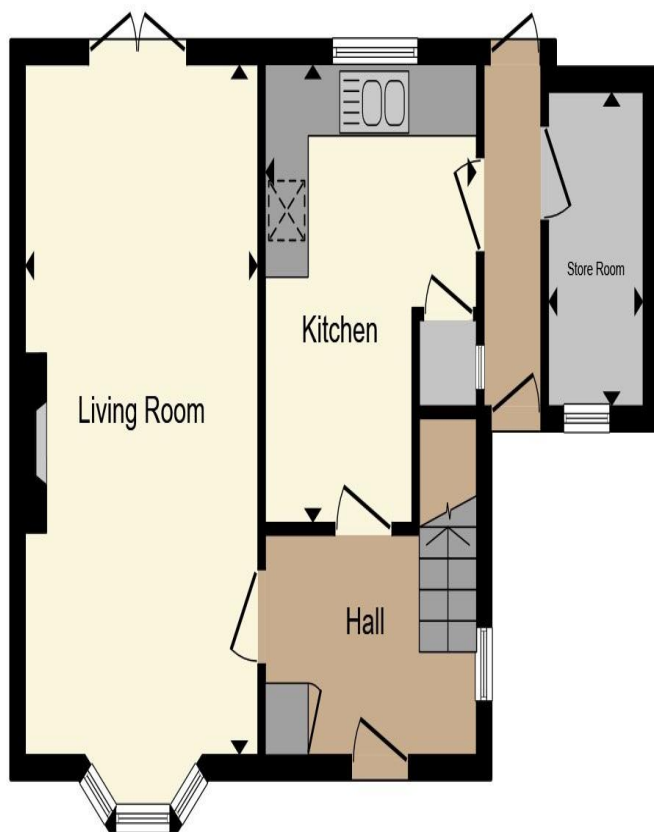
## OUTSIDE

FRONT: Driveway providing off road parking.

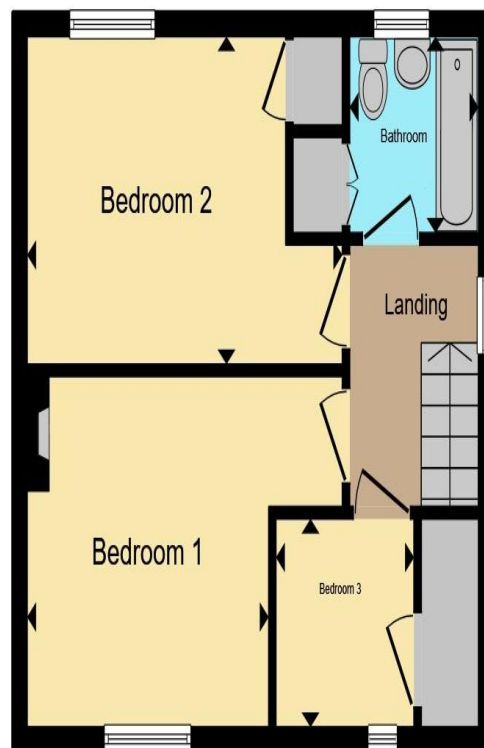
REAR GARDEN: Enclosed by fencing. Laid to lawn and shrubs. Patio area. Gravel area.

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





**Ground Floor**



**First Floor**

Total floor area 79.9 m<sup>2</sup> (860 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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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:  
**01733 575757**

# Selling your property?

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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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