



Guntons Road, Newborough, Peterborough
£325,000 **Freehold**

**Sharman
Quinney**

Key Features



- Family home
- Enclosed rear garden
- Off road parking
- Downstairs cloakroom
- Separate dining room

Situated in the desirable village of Newborough, this four-bedroom detached property offers generous and versatile living accommodation, perfect for families.

The ground floor features an entrance leading into a spacious lounge. A separate dining room provides a more formal space for hosting family meals, while the kitchen/diner forms the heart of the home, offering ample space for both cooking and everyday dining.

Upstairs, the property boasts four bedrooms, providing comfortable accommodation for family living, along with a family bathroom.

Externally, the property benefits from a driveway offering off-road parking, while to the rear is a fully enclosed garden.





Ground Floor



First Floor

Total floor area 133.2 m² (1,434 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



Located in a popular residential area with easy access to local amenities, schools, and transport links, this fantastic home combines space, practicality, and a great location.

Entrance Hall
Cloakroom
Kitchen/Diner
Lounge
Dining Room
First Floor Landing
Bedroom 1
Bedroom 2
Bedroom 3
Bathroom 4

All measurements are listed on the floor plan.

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:
01733 575757

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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.

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: WER205792 - 0007