



Main Street, Yaxley Peterborough  
**£475,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Original Features Throughout
- Three Double Bedrooms
- Impressive 24' Living Room
- Separate Dining Room
- Good Size Conservatory

## Accommodation Includes

Entrance porch

Living room 7.56m x 4.41m (24'8" x 14'5") maximum including recess. Fitted log burner. Opening to:

Dining room 3.64m x 4.4m (11'9" x 14'4") maximum including recess

Kitchen 3.61m x 4.45m (11'8" x 14'6") maximum including recess



Utility area

Cloakroom

Conservatory 4.44m x 3.58m (14'5" x 11'7")

First floor landing

Bedroom one 3.72m x 4.47m (12'2" x 14'7")  
maximum including recess

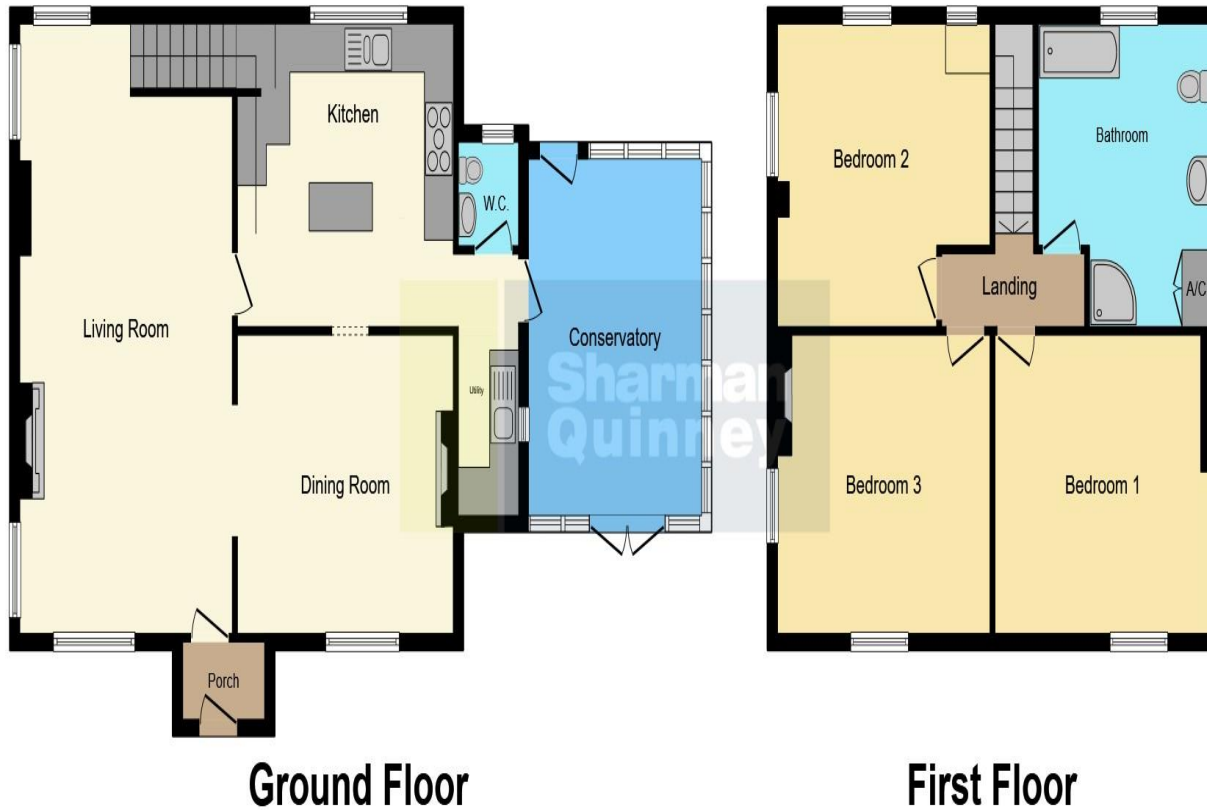
Bedroom two 3.77m x 4.39m (12'4" x 14'4")  
maximum including recess

Bedroom three 3.67m x 4.4m (12' x 14'4")  
maximum including recess

Family bathroom 3.92m x 3.7m (12'9" x 12'1")  
maximum including recess

Outside Low maintenance front garden, laid to gravel with ornamental trees and shrubs. Large block paved driveway, providing off road parking for numerous vehicles. Large, landscaped rear garden, mainly laid to lawn with a variety of trees and shrubs with raised vegetable beds. Seating area with timber gazebo and decking, raised ornamental brickwork.





Outbuilding Main room 5.4m x 3.65m (17'7" x 12') maximum into recess, fitted shower room.

#### Agents Notes

Under the terms of the Estate Agency Act 1979 (Section 21) please note that the Vendor of this property is a relative of employee of Sharman Quinney Holdings Ltd.

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.focalagent.com](http://www.focalagent.com)

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**01733 245400**

# Selling your property?

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

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