



Sharman  
Quinney  
www.sharmanquinney.co.uk  
YAXLEY 01753 34600  
for sale

Laurel Close, Yaxley Peterborough  
£525,000 **Freehold**

**Sharman  
Quinney**

# Key Features



- Extended Non Estate Family Home
- Four Large Reception Rooms
- Additional Sun Room
- Three En Suites
- Dressing Area to the Master Bedroom

Accommodation Includes

Entrance Porch

Lounge 5.44m x 3.61m (17'10" x 11'10")

Family Room 3.45m x 4.14m (11'4" x 13'7")

Kitchen / Diner 3.35m x 5.21m (11' x 17'1")

Utility room / WC

Sitting room 5.18m x 4.75m (17' x 15'7")

Study 3.84m x 3.58m (12'7" x 11'9")

Sun Room 3.6m x 2.92m (11'9" x 9'7")

First Floor Landing

Bedroom Five 2.44m x 2.84m (8' x 9'4")





**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Bedroom Four 2.95m x 4.11m (9'8" x 13'6")  
maximum into recess

Family Bathroom

Inner Lobby

Dressing Area leading to:

Bedroom One 3.33m x 3.66m (10'11" x 12')

En-Suite Shower Room

Bedroom Two 3.18m x 5.26m (10'5" x 17'3")  
maximum into recess

En-Suite Bathroom

Bedroom Three 3.1m x 4.52m (10'2" x 14'10")  
maximum into recess

En-Suite Bathroom

Outside Large block paved area to the front  
providing off road parking for several vehicles,  
leading to the single garage.

Secluded rear garden, laid to lawn and paved  
patio area. Ornamental hedging and shrubs to  
the rear.

To view this property call Sharman Quinney on:  
**01733 245400**

# Selling your property?

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

 01733 245400

 Unit 19 Maltings Square, Broadway Shopping Centre, Yaxley, PE7 3EW

 [yaxley@sharmanquinney.co.uk](mailto:yaxley@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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