



Lancaster Court, Yaxley Peterborough
Offers in Excess of £270,000 Freehold

**Sharman
Quinney**

Key Features



- Extended Semi Detached Home
- Four Bedrooms & Shower Room
- Lounge & Kitchen/Diner
- 16'7" Utility Room
- Downstairs Cloakroom

Located in the Village of Yaxley this Good Size Extended Semi-Detached Family Home in brief the accommodation comprises of, Entrance Hall with archway to the inner hallway and doors to the Downstairs Cloakroom with a low wc and a wash hand basin, Utility Room which has been converted from the original garage, it has worktop space with a stainless steel sink unit, storage cupboards under, plumbing for washing machine, space for a tumble dryer, Inner Hall with stairs to the first floor landing, Lounge with a bay window to the front, Kitchen/Diner which has a range of fitted base and eye level units, cupboards, drawers, worktop space, single drainer sink unit, space for a cooker, plumbing for a dishwasher, double doors to the rear garden. Upstairs First Floor Landing has doors to the Four Bedrooms, Three Piece Shower Room, Bedroom 1 benefits



from having a panelled bath and a heated towel rail. Outside from the rear there is access to the driveway which provided Off Road Parking, there is gated access to the Enclosed Rear Garden and side access to the front.

Accommodation Includes

Entrance Hall - 1.91m max x 1.04m (6'3"max x 3'5"max).

Downstairs Cloakroom - 1.55m x 1.14m (5'1" x 3'9").

Utility Room - 5.05m x 2.29m (16'7" x 7'6" (converted from garage).

Inner Hallway - 3.56m max x 1.73m max inc stairs (11'8"max x 5'8"max (including stairs).

Lounge - 4.11m max x 3.53m max excluding bay window (13'6"max x 11'7"max (excluding bay window).

Kitchen/Diner - 5.94m x 2.95m (19'6" x 9'8").

First Floor Landing - 2.64m max x 1.83m max inc stairs (8'8"max x 6'max (including stairs).

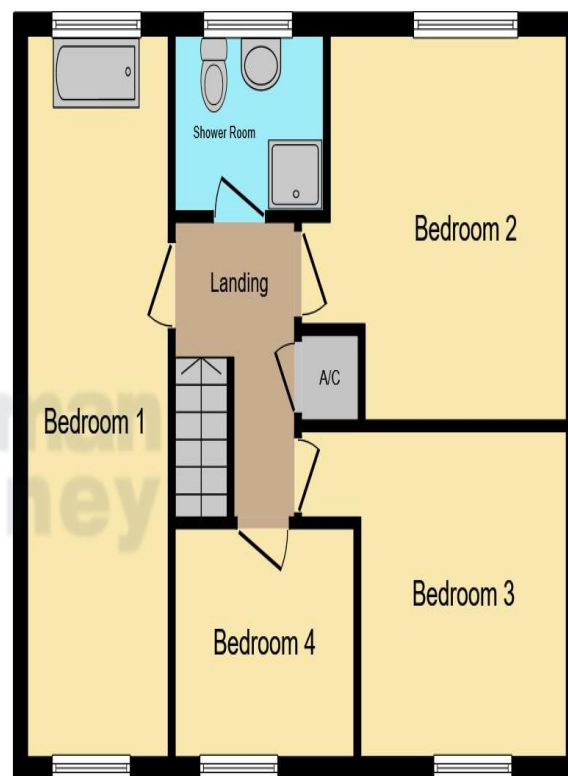
Bedroom 1 - 6.93m max x 2.26m max (22'9"max x 7'5"max).

Bedroom 2 - 3.53m max x 3.51m max (11'7"max





Ground Floor



First Floor

x 11'6"max).

Bedroom 3 - 3.07m x 3.05m exc door recess
(10'1" x 10' (excluding door recess)).

Bedroom 4 - 2.67m x 2.06m (8'9" x 6'9").

Shower Room - 2.16m max x 1.65m max
(7'1"max x 5'5"max).

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

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