



Barn Owl Close, Langtoft Peterborough
£550,000 **Freehold**

**Sharman
Quinney**

Key Features



- Exceptionally Versatile Detached Home
- Well Presented Throughout
- Four/Five Bedrooms
- Ideal for Split Generation Living
- Lounge, Garden Room and Modern Kitchen

Accommodation Includes Entrance Hall

A spacious and contemporary entrance hall with a vaulted ceiling and galleried landing creating an impressive focal point alongside a modern glass balustrade and wooden flooring.

Kitchen Breakfast Room

5.16m x 3.55m max (16'11" x 11'7" max). With a bay window to the rear creating a pleasant breakfast area overlooking the garden and fitted with a matching range of base and eye level units with solid wood work surfaces. Within the kitchen there is an integrated double oven, five ring gas hob, integrated fridge and freezer, integrated dishwasher.

Utility Room

2.48m x 1.65m (8'1" x 5'5"). With further base and eye level units fitted with solid wood work tops, plumbing for washing machine and space for tumble drier, door to side.

Conservatory/Boot Room

3.81m x 2.60m (12'6" x 8'6"). A further flexible room which



is presently used as a boot room but of conservatory construction allowing it to be used as a further sun/reception room if so desired. Air conditioning/heating installed, door to side.

Living Room

4.58m x 4.15m max (15' x 13'7" max). With a wood burning stove set in an attractive surround taking focal point and sliding doors opening in to the garden room.

Garden Room

7.60m x 3.16m (24'11" x 10'4"). A stunning space running along the rear of the property providing views over the gardens and flexibility with its present use being that of a dining space and further seating area. The room benefits from air conditioning heating/cooling along with central heating and has double doors opening on to the garden.

Cloakroom

Fitted with a modern two piece suite comprising wash hand basin in vanity unit and WC, window to side.

Reception Room/Bedroom Five

3.58m x 3.48m (11'9" x 11'5"). Providing flexibility to be used as either a bedroom or a further reception room, enjoying a bay window to the front.

Bedroom Three

4.32m x 3.58m max (14'2" x 11'9" max). With bay window to front and doors to:

Dressing Room

3.0m x 2.35m (9'10" x 7'8"). Fitted with a range of wardrobes and with a window to the front.

Jack and Jill Bathroom

With doors from both Bedroom Three and from the main hallway allowing the room to be used interchangeably as either an ensuite to the bedroom or as a family bathroom. Fitted with a modern three piece suite comprising panelled bath with rainfall shower over, wash hand basin in vanity unit, WC, window to side.





Ground Floor

First Floor

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Bedroom Four
3.97m x 3.89m max (13' x 12'9" max). With window to rear and door to:

Ensuite
Fitted with a modern three piece suite comprising panelled bath with shower over, wash hand basin in vanity unit, WC, window to side.

First Floor Landing
Doors leading to:

Bedroom One
8.66m x 4.76m max (28'5" x 15'7" max). A simply stunning master suite with two velux windows to the rear and a dressing area with a range of fitted wardrobes. Door to:

Ensuite
Fitted with a modern three piece suite comprising tiled shower enclosure with folding glass screen, wash hand basin in vanity unit, WC, velux window to rear.

Bedroom Two
5.60m x 3.50m (18'4" x 11'5"). Velux window to rear.

Outside
Set within a small and sought after cul-de-sac of similar homes, the property is positioned behind a low brick wall with an expansive block paved driveway providing generous parking/turning leading to the detached double garage. The private south-facing rear garden is largely laid to lawn to the rear aspect and enclosed by mature hedgerows. A large patio seating area with pond to the side of the house provides a delightful seating and entertaining space. There is also a timber summer house currently used as an art studio in a shady corner of the garden.

Double Garage
Twin electric roller shutter doors, eaves space storage, power and lighting connected, courtesy door to side.

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