



Manor Way, Langtoft PETERBOROUGH
£270,000 **Freehold**

**Sharman
Quinney**

Key Features



- Semi Detached
- Three Bedrooms
- Village Location
- Extended
- No Chain

Accommodation Includes

Entrance Hall
Radiator, stairs to first floor and landing.

Living Room
5.70m x 3.39m (18'8" x 11'1"). Window to front, radiators x 2.

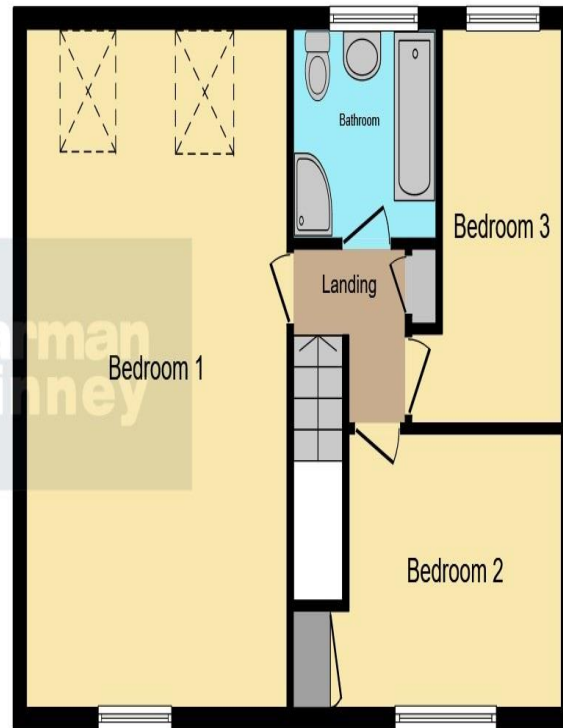
Kitchen/Diner
4.34m x 3.01m (14'3" x 9'10"). Range of base and eye level units with worktops, breakfast bar, sink, electric cooker and extractor, space for fridge and freezer, windows x 2 to the rear.

Sitting Room
4.21m x 3.84m (13'9" x 12'7"). Wood Burner, radiator, French door leading to rear garden.





Ground Floor



First Floor

Utility Room

3.63m x 1.52m (11'11" x 5'). Sink, plumbing for washing machine, range of base and eye level units with worktops over, window and door to side, door leading to garage currently used as a workshop and store room.

Cloakroom

Comprising wc and wash hand basin, window to front.

Stairs to first floor and landing

Loft access, airing cupboard, radiator.

Bedroom One

6.53m x 4.20m (21'5" x 13'9"). Radiator x 2, skylight x 2.

Bedroom Two

2.91m x 3.81m max (9'6" x 12'6" max). Window to front x 2, radiator, built in wardrobe.

Bedroom Three

3.83m 2.55m max (12'6" x 8'4" max). Window to rear, radiator.

Outside

To the rear the garden is laid to lawn with paved patio area, pagoda, wood panel fence surround. To the front the driveway is gravelled providing ample parking space.

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

To view this property call Sharman Quinney on:
01778 343322

Selling your property?

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

 01778 343322

 25 Market Place, Market Deeping,
PETERBOROUGH, Cambridgeshire, PE6 8EA

 marketdeeping@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 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: MRD203922 - 0002