



Truesdale Gardens, Langtoft PETERBOROUGH
£305,000 Freehold

**Sharman
Quinney**

Key Features



- Well Presented Home
- Cul-De-Sac Position
- Lounge, Dining Room and Kitchen
- Three Bedrooms
- Sunny Westerly Facing Gardens

Accommodation Includes

Entrance Hall

Stairs to first floor landing, doors to:

Cloakroom

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

Lounge 5.17m x 3.33m (16'9" x 10'9")

With window to the front and double doors opening on to the patio of the rear garden.

Dining Room 3.23m x 2.67m max (10'5" x 8'7")

Window to front, door to:

Kitchen 4.29m x 2.34m max (14' x 7'6")

Fitted with a range of base and eye level units



with worktops over, space for fridge freezer, plumbing for washing machine and dishwasher, electric over and gas hob, window and door to rear, understairs storage cupboard.

First Floor Landing

Window to rear, airing cupboard housing hot water tank, further storage cupboard, doors to:

Bedroom One 3.38m x 3.32m (11' x 10'8")

Windows to front and side aspects, built in double wardrobe.

Bedroom Two 3.4m x 3.04m max (11'1" x 9'9")

Window to front, built in double wardrobe.

Bedroom Three 2.50m x 2.07m (8'2" x 6'7")

Window to rear.

Bathroom 2.4m x 1.69m (7'8" x 5'5")

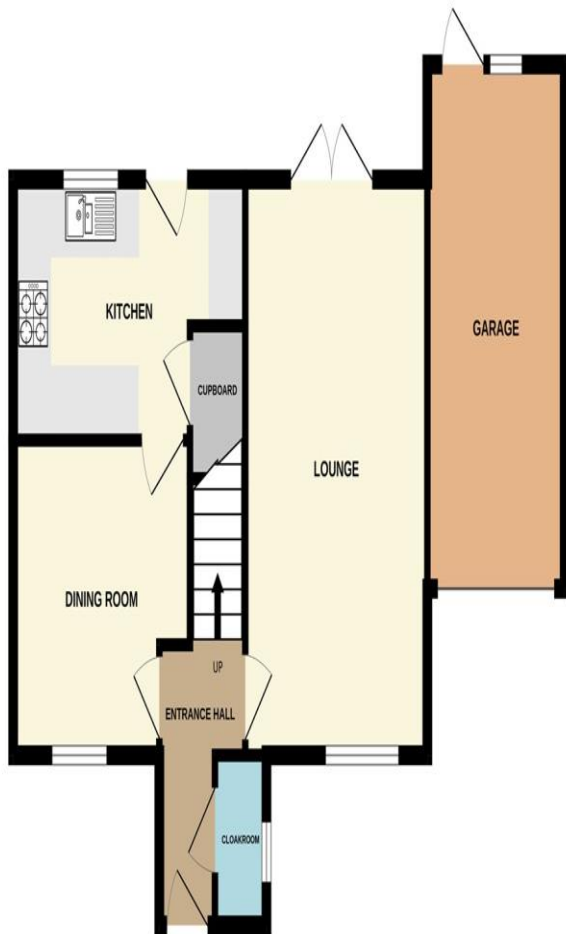
Fitted with a three piece suite comprising pedestal wash hand basin, panelled bath with shower over, WC, window to rear.

Outside

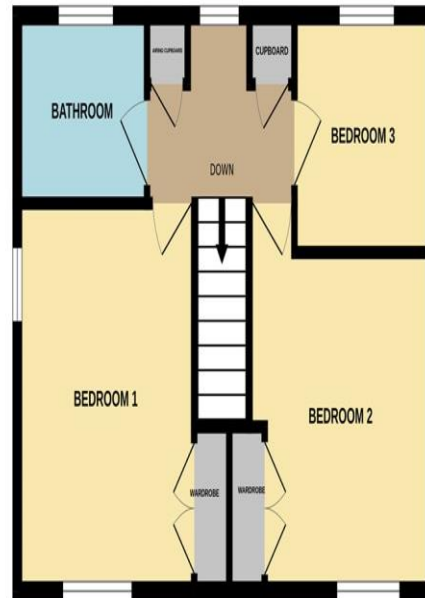
Positioned in a cul-de-sac, the property is set back behind a mature hedgerow with a lawned front garden and a gravelled driveway to the side providing off road parking. The good sized rear garden enjoys a sunny Westerly aspect and comprises a paved patio seating area leading off the lounge and kitchen in turn opening on to lawns with mature planted borders. There is a



GROUND FLOOR



1ST FLOOR



further paved patio area to the side of the garden and gated access to one side of the house with the other side providing a gravelled storage area.

Garage

Single garage with up and over door. Power and lighting connected. Courtesy door and window to rear.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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01778 343322

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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.

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