



East End, Langtoft Peterborough
£650,000 Freehold

**Sharman
Quinney**

Key Features



- No Chain
- Village Location
- Cottage
- Annexe currently used as Air BNB
- Large South Facing Rear Garden

Accommodation Includes

Front Door to:

Entrance Hall

Providing access to stairs to first floor, utility area, cloaks area and door to rear garden.

Utility Room

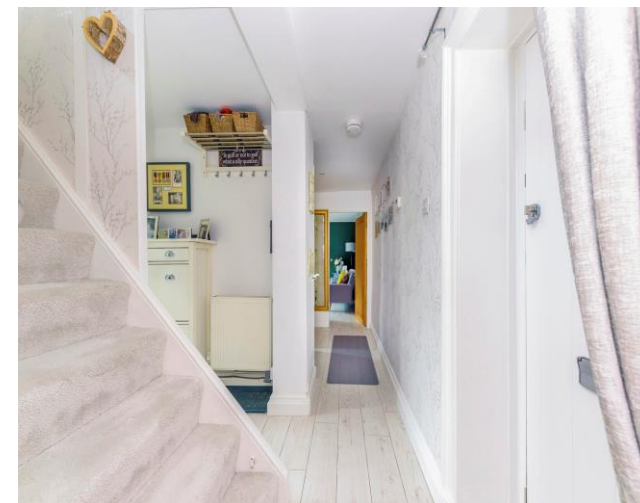
Comprising base units, plumbing for washing machine, space for tumble dryer, door providing access to rear garden.

Shower Room

Walk in double shower cubicle, wc, vanity wash hand basin, fully tiled, heated towel rail, window to rear.

Lounge

3.73m x 3.35m (12'3" x 11'). Cast iron wood burner with feature surround, radiator, window to front, French doors leading to south facing rear garden.



Sitting Room

3.76m x 3.64m (12'4" x 11'11"). Wood burner with feature chimney breast and display shelving either side complimented with feature exposed stone wall and beams, radiator and window to front aspect. Door to:

Kitchen Dining Room

5.26m x 3.59m (17'3" x 11'9"). Recently fitted Country style kitchen comprising wall and base units, double Belfast sink with mixer tap, dresser unity, display shelving, Aga, integrated dishwasher, space for fridge freezer, radiator, mosaic tiled flooring, window to side and stable door to rear garden.

N.B Located behind the fridge freezer is where the entrance to the annexe previously existed, which could be reestablished if so desired.

Stairs to first floor and landing

Master Bedroom

4.26m x 3.86m (13'11" x 12'8"). Radiator, dormer windows and seating area to front and rear aspects.

Ensuite Bathroom

3.91m x 2.10m (12'10" x 6'10"). Accessed from the landing and comprises of a free standing roll top bath, vanity unit with twin hand wash basins, wc, heated towel rail, exposed beams and wood flooring, dormer window to rear and beamed door way leading to Master Bedroom.

Bedroom 2

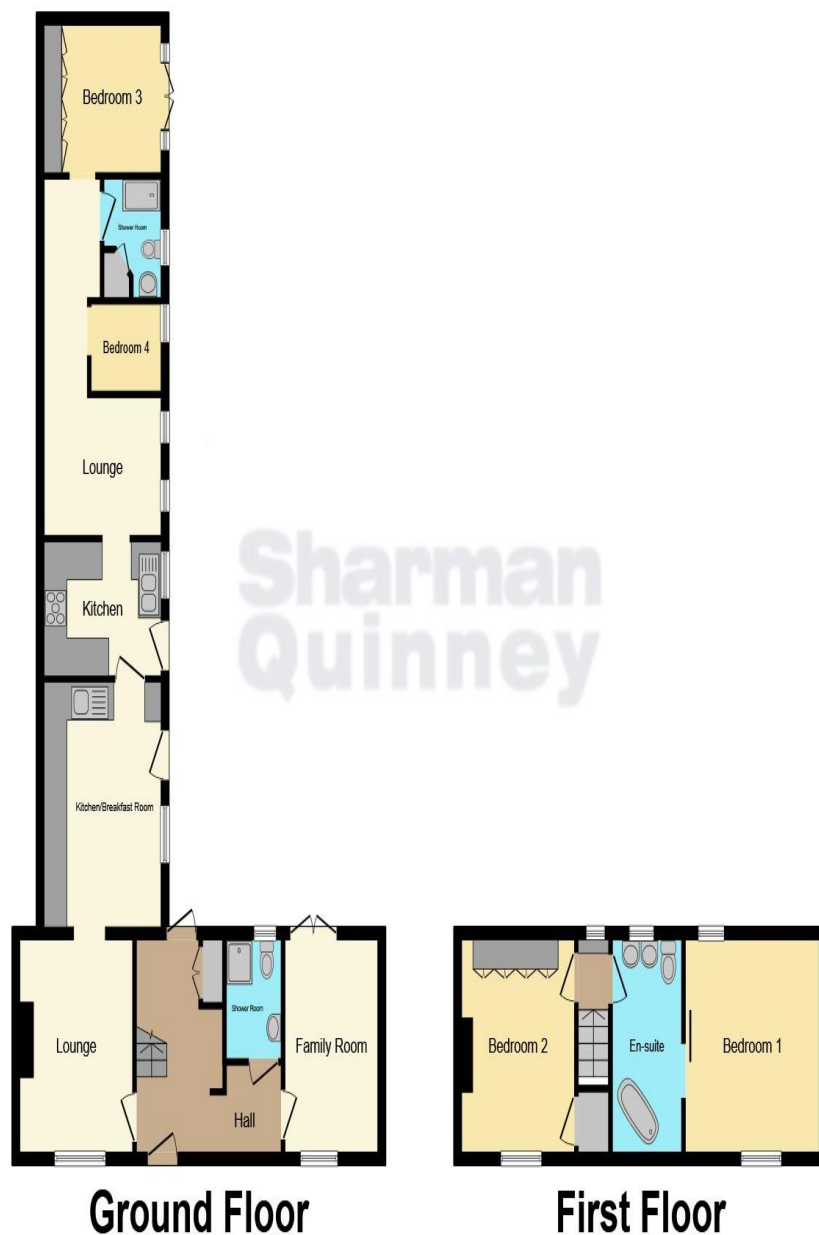
3.67m x 3.37m (12' x 11'). Radiator, dormer window to front, fitted wardrobes.

Annexe Currenty utilised as an Air bnb business

Kitchen

2.53m x 3.62m (8'3" x 11'10"). Comprising of base and wall units, double Belfast sink unit, space for fridge freezer, cooking rage with mirror splashback, glazed display cabinets, stable door to rear garden.





Inner Hallway
Providing access to two bedrooms and bathroom.

Lounge
3.63m x 3.60m (11'11" x 11'9"). Two radiators, windows to front and open access to hallway.

Bedroom Three
3.47m x 3.65m (11'4" x 11'11"). Fitted wardrobes, radiator and French doors opening to rear garden.

Bedroom Four
2.34m x 2.33m (7'8" x 7'7"). Radiator and window to side.

Bathroom
Walk in double shower cubicle, vanity was hand basin, wc, heated towel rail window to side, cupboard housing plumbing for washing machine.

Outside
Electric gates provide access to the front opening onto a gravelled driveway providing ample parking. There is an additional entrance to the rear leading to further gravelled driveway and double open car port. The enclosed mature private garden which is south facing is laid to lawn with a combination of shrubs plants flowers and fruit trees.

To view this property call Sharman Quinney on:
01778 343322

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