



Manor Close, Langtoft, Peterborough  
**£275,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Beautifully Presented Home
- Spacious Kitchen/Diner
- Lounge with Bi-Fold Doors
- Conservatory
- Three Bedrooms

## Accommodation Includes

### Entrance Hall

With a modern oak staircase with glass insets rising to the first floor, open understairs storage space, tiled flooring, doors to:

### Kitchen Diner

4.15m x 2.96m (13'7" x 9'8"). Fitted with a modern range of base and eye level units, Range style oven with extractor hood over, plumbing for washing machine, space for fridge freezer, window to front, tiled flooring.





### Lounge

4.15m x 3.51m (13'7" x 11'6"). A spacious lounge with engineered oak flooring throughout and bi-fold doors opening in to the conservatory provided open views through to the gardens.

### Conservatory

4.06m x 2.86m (13'4" X 9'4"). With matching engineered oak flooring continuing through from the lounge, electric fireplace, double doors opening on to the gardens.

### First Floor Landing

Window to rear, doors to:

### Bedroom One

4.15m x 3.01m max (13'7" x 9'10" max). Window to front, built in storage cupboard.

### Bedroom Two

1.91m x 3.56m (6'3" x 11'8"). Window to rear.

### Bedroom Three

2.64m x 2.15m (8'8" x 7'). Window to rear.

### Shower Room

Refitted with a modern three piece suite comprising wall hand wash hand basin and vanity unit, WC, tiled shower enclosure with glass screen and rainfall shower head, window to front, radiator.





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](http://www.focalagent.com)

### Outside

To the front of the property there is an expansive block paved driveway providing off road parking for a good number of vehicles and in turn leading to the garage.

The rear garden comprises a paved patio seating area leading off from the conservatory in turn opening on to lawns with mature planted borders surrounding and a further patio seating area to the rear aspect of the garden.

### Garage

Single garage with up and over door, power and lighting connected, courtesy door to garden, eaves space storage.

To view this property call Sharman Quinney on:  
**01778 343322**

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Contact us to arrange a **FREE**  
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 01778 343322

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

 marketdeeping@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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