



Aquila Way, Langtoft, Peterborough  
**£375,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Four Bedrooms
- Detached Family Home
- Village Location
- En Suite
- Conservatory

## Accommodation Includes

### Front Door to:

#### Entrance Hall

Radiator, understairs storage cupboard, stairs to first floor and landing.

#### Cloakroom

Comprising wc, pedestal wash hand basin.

#### Lounge

5.17m x 4.36m (16'11" x 14'3"). Window to front x two, radiator, feature combi wood burner, opening to:





#### Dining Area

3.10m x 2.72m (10' 2" x 8'11"). Radiator, doors to conservatory.

#### Conservatory

3.61m x 2.98m (11'10" x 9'9"). PVCu and brick-built construction, power and light, French doors opening to rear garden.

#### Kitchen

4.66m x 2.71m (15'3" x 8'10"). Fitted with a range of base and eye level units with worktops over, radiator, breakfast bar, integral fridge and built in microwave, Rangemaster cooker with gas hob and extractor, sink, plumbing for dishwasher, window and door to rear.

#### Utility Room

2.51m x 2.16m (8'3" x 7'1"). Wall mounted boiler, plumbing for washing machine, space for fridge freezer and tumble dryer, window to rear.

#### Stairs to First Floor and Landing

Loft access, radiator.

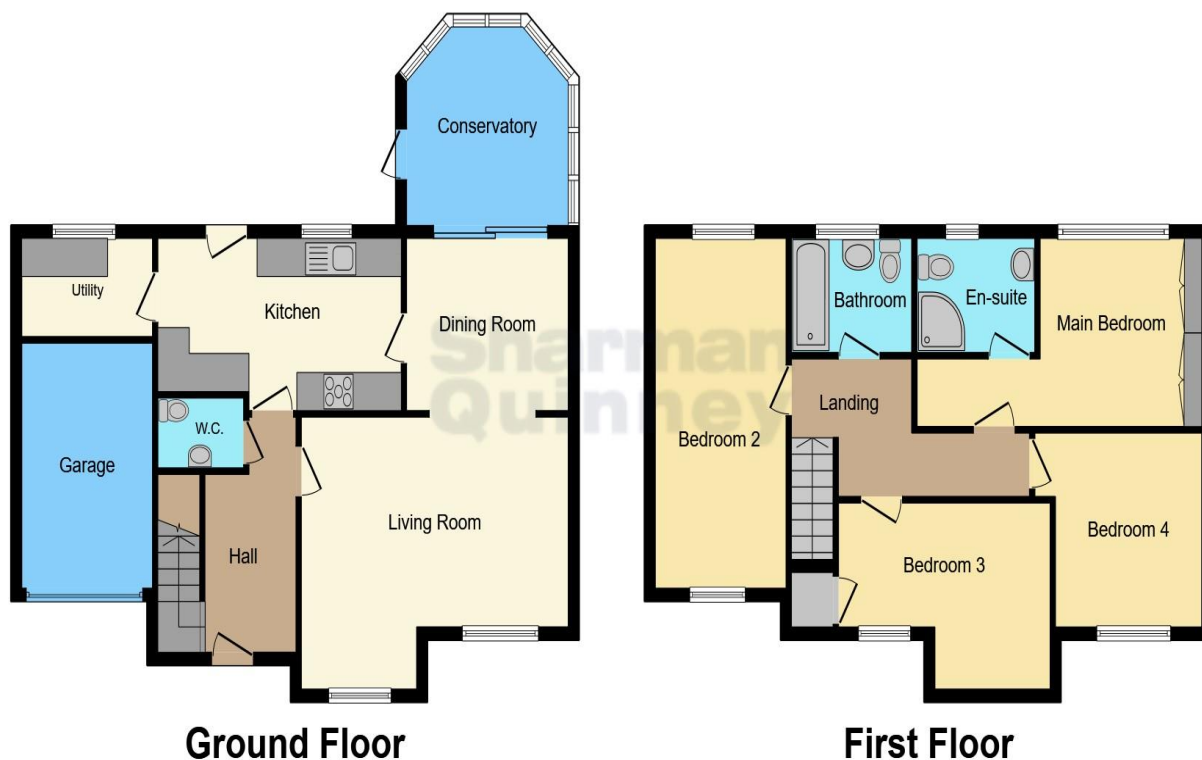
#### Master Bedroom

4.91m max x 2.97m (16'1" max x 9'9"). Radiator, window to rear, fitted wardrobes, door to:

#### Ensuite

Comprising shower cubicle, vanity wash hand basin, wc, radiator, window to rear.





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)

**Bedroom Two**  
4.98m x 2.50m (16'4" x 8'2"). Window to front and rear aspect, radiator, loft access.

**Bedroom Three**  
3.82m x 3.14m max (12'6" x 10'3" max). Two windows to front aspect, radiator, built in wardrobe.

**Bedroom Four**  
3.48m max x 3.15m (11'5" max x 10'4"). Window to front, radiator.

**Family Bathroom**  
Comprising "P" shaped panel bath with mixer taps shower, vanity wash hand basin, wc, window to rear.

**Outside**  
The rear garden is laid to lawn with two raised decking areas and additional space to the side where there is a shed and wood storage area. The garden is enclosed by timber fencing with side gate access. To the front there is a driveway leading to a single garage with up and over door. The rear of the garage has been converted into a utility room.

To view this property call Sharman Quinney on:  
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