



Aquila Way, Langtoft, Peterborough
£360,000 **Freehold**

**Sharman
Quinney**

Key Features



- Detached House
- Three Bedrooms
- Separate Dining Room
- Utility Room
- En Suite

Accommodation Includes

Front Door to:

Entrance Hall

Stairs to first floor and landing, laminate flooring, understairs storage cupboard, radiator, doors to:

Lounge

3.42m x 4.52m (11'2" x 14'10"). Window to front, radiator, laminate flooring.

Dining Room

3.44m x 2.85m (11'3" x 9'4"). Laminate flooring, radiator, French doors to rear aspect.



Kitchen Breakfast Room

3.51m x 4.52m max (11'6" x 14'10" max).

Refitted and comprising a range of base and eye level units with worktops over, sink, radiator, built in electric oven, hob and extractor, space for fridge freezer, radiator, two windows to rear.

Utility Room

3.24m x 1.76m (10'7" x 5'9"). Fitted with eye level cupboards, worktop, plumbing for washing machine and dishwasher door to rear aspect, door leading to garage.

Stairs to First Floor and Landing

Loft access, airing cupboard, two windows to front aspect.

Bedroom One

4.54m x 3.18m max (14'10" x 10'5" max). Two windows to rear, radiator, door to:

En-Suite

Refitted and comprising vanity wash hand basin, shower cubicle, wc.

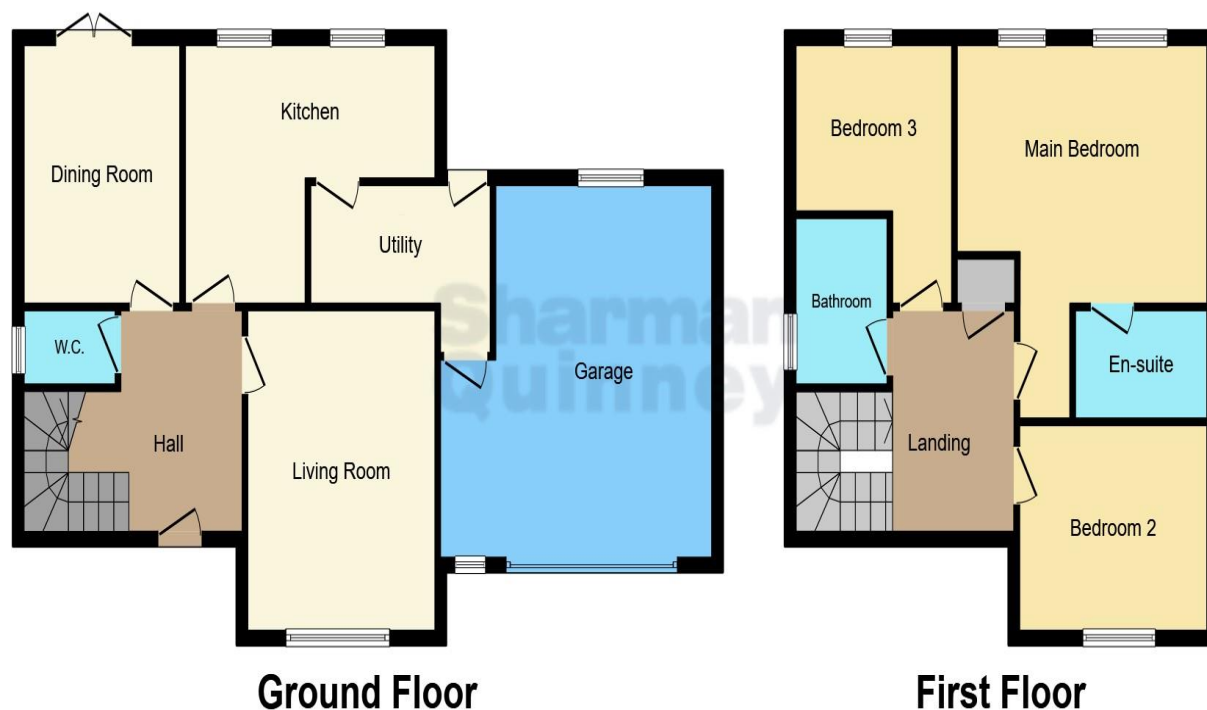
Bedroom Two

3.43m x 2.86m (11'3" x 9'4"). Window to front, radiator.

Bedroom Three

2.85m x 3.60m max (9'4" x 11'9" max). Window to rear, radiator.





Bathroom

Refitted and comprising panel bath, electric shower, vanity wash hand basin, wc, radiator, window to side.

Outside

The rear garden is laid to lawn with paved patio area, summer house, wood fence surround with two side gate accesses. The front is gravelled providing ample parking and driveway leading to an over size garage 3.85m x 5.36m with metal up and over door, power and light connected, boiler, loft access window to front and rear and courtesy door leading to the utility room.

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

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