



**Sharman
Quinney**
www.sharmanquinney.co.uk
MARKET DEEPING 01778 343322
for sale

Manor Close, Langtoft, Peterborough
£310,000 Freehold

**Sharman
Quinney**

Key Features



- Extended
- Semi Detached House
- Four/Five Bedrooms
- Village Location
- Separate Dining Room

Accommodation Includes

Front door to Entrance Porch
Door to:

Entrance Hall
Stairs to first floor and landing, radiator.

Kitchen Breakfast Room
3.66m x 3.64m (12' x 11'11"). Window to front aspect, range of base and eye level units with worktops over, sink with mixer tap, integral Miele dishwasher, integral freezer, space for fridge freezer, electric Rangemaster oven, gas hob and extractor, breakfast bar area.



Utility Room

2.75m x 2.21m (9' x 7'3"). Plumbing for washing machine, radiator, wall mounted boiler, door to side.

Cloakroom

Comprising wc with concealed cistern, wash hand basin, radiator, window to side.

Study

3.30m x 1.51m (10'10" x 4'11"). Window to front and side aspect, radiator.

Dining Room

2.50m x 3.26m (8'2" x 10'8"). Radiator, French doors to rear aspect.

Lounge

4.42m x 3.66m (14'6" x 12'). Window to rear aspect, radiator, French doors opening to:

Conservatory

3.85m x 2.94m (12'7" x 9'7"). French door opening to rear garden.

Stairs to first floor and landing

Two built in double storage cupboards, two loft accesses.

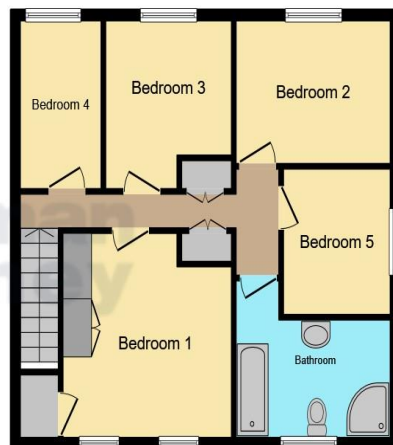
Bedroom One

3.83m x 3.49m (12'6" x 11'5"). Two built-in cupboards, two windows to front aspect, radiator.





Ground Floor



First Floor

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

Bedroom Two
2.49m x 3.26m (8'2" x 10'8"). Window to rear, radiator.

Bedroom Three
2.66m x 2.98m max (8'8" x 9'9" max). Window to rear, radiator.

Bedroom Four
2.20m x 2.59m (7'2" x 8'6"). Window to side aspect, radiator.

Bedroom Five
1.72m x 3.19m (5'7" x 10'5"). Window to rear, radiator.

Family Bathroom
3.28m x 2.85m max (10'9" x 9'4" max).
Comprising corner panel bath, wc, vanity wash hand basin, corner shower cubicle, radiator, window to front aspect.

Outside
The private rear garden is laid to lawn with patio area, flowers and shrubs and is enclosed by timber fence surround. There is a personal door leading to the single garage, power and light connected with roller door. To the front there is a shrubbed garden and driveway to garage.

To view this property call Sharman Quinney on:
01778 343322

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01778 343322

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

 marketdeeping@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



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.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRD204385 - 0002

