



Manor Close, Langtoft, Peterborough  
OIEO £300,000 **Freehold**

**Sharman  
Quinney**

# Key Features



- Extended
- Semi Detached House
- 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, space for range size cooker, 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**

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**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:  
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