



Laxton Drive, Oundle Peterborough  
**£700,000 OIEO Freehold**

**Sharman  
Quinney**

# Key Features



- \*\*\*NO ONWARD CHAIN\*\*\*
- Walking distance to town centre
- Lounge
- Five bedrooms, 2 en-suite bedrooms, bathroom and downstairs cloakroom
- Beautiful stone detached house sat on a generous plot

This delightful home briefly comprises good size entrance hall, cloaks w/c. study, lounge, open plan kitchen/dining/living area with Bi-fold doors leading to the garden, off the kitchen is a separate pantry and utility room. First floor landing, five good size bedrooms and two en-suite shower rooms. Outside there is a generous size mature rear garden, front garden, driveway, double garage with access to the house via the study.

Lounge (21' 3" x 11' 3") 6.47m x 3.42m  
Study (11' 4" x 7' 1") 3.45m x 2.15m  
Kitchen/Dining/Living Area (20' 8" x 23' 6") 6.29m x 7.16m  
Pantry (6' 7" x 9' 6") 2.01m x 2.89m  
Utility Room (6' 1" x 6' 8") 1.85 x 2.03m  
Bedroom one (24' 4" incl. hallway x 12' 10") 7.41m x 3.91m



Bedroom two (15' 0" incl. recess x 12' 9") 4.57m x 3.88m

Bedroom three (11' 5" x 8' 2") 3.47m x 2.48m

Bedroom four (11' 0" plus wardrobe x 9' 8")  
3.35m x 2.94m

Bedroom five (9' 8" x 8' 8") 2.94m x 2.64m





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

To view this property call Sharman Quinney on:  
**01832 274567**

# Selling your property?

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

 01832 274567

 The Old Town Hall Market Place, Oundle, Peterborough, Cambridgeshire, PE8 4BQ

 [oundle@sharmanquinney.co.uk](mailto:oundle@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://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: OUN202520 - 0003

