



Westfield Way, Langtoft, Peterborough
OIEO £340,000 Freehold

**Sharman
Quinney**

Key Features



- Detached House
- Three Double Bedrooms
- Separate Dining Room
- Conservatory
- Village Location

Accommodation Includes

Front Door

Entrance Hall

Radiator, stairs to first floor and landing.

Cloakroom

Comprising wc, pedestal wash hand basin, radiator.

Kitchen

2.95m x 2.60m (9'8" x 8'56"). Window to rear, range of base and eye level units with worktops over, electric oven, gas hob, extractor, sink plumbing for dishwasher.



Utility Room

1.55m x 2.45m (5'1" x 8'). Space for fridge freezer, plumbing for washing machine, door to rear.

Dining Room

3.06m x 2.71m (10' x 8'10"). Radiator, patio doors to:

Conservatory

3.37m x 3.13m (11' x 10'3"). PVCu and brick built construction, radiator.

Lounge

5.12m x 4.35m max (16'9" x 14'3" max). Two windows to front aspect, radiator, gas coal effect fire with feature fire place.

Stairs to first floor and landing

Loft access, airing cupboard, radiator.

Bedroom One

4.12m x 3.04m (13'9" x 9'11"). Window to rear, two built in wardrobes, radiator.

Ensuite

Refitted and comprising shower cubicle, pedestal wash hand basin, wc, window to rear, heated towel rail.

Bedroom Two

3.13m x 3.66m (10'3" x 12'). Window to front, radiator.





Total floor area 122.6 m² (1,320 sq.ft.) approx

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Bedroom Three
3.80m x 3.15m max (12'5" x 10'4" max).
Window to front x two, radiator, built in wardrobe.

Bathroom
Comprising panel bath with mixer tap shower, pedestal wash hand basin, window to rear, wc, heated towel rail.

Outside
The rear garden is laid to lawn with mature shrubs and plants, recently erected shed and timber fence surround with side gate access. To the front the garden is laid to lawn with driveway leading to a single garage with metal up and over door power and light connected.

To view this property call Sharman Quinney on:
01778 343322

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