



Ryefield, Langtoft Peterborough

£230,000 Freehold

**Sharman
Quinney**

Key Features



- Semi Detached Home
- Three Bedrooms
- No Chain
- Kitchen/Dining Room
- Village Location

Accommodation Includes

Door to:

Entrance Hall

Radiator, stairs to first floor, understairs storage cupboard with plumbing for washing machine.

Lounge

2.93m x 5.57m into bay (9'7" x 18'3" into bay).
Radiator, box bay window to front aspect, gas fire with fire place surround.

Kitchen Dining Room

4.83m x 3.35m (15'10" x 11'). Comprising a range of base and eye level units with worktops over, space for fridge freezer, electric oven with gas hob and extractor hood, sink, plumbing for dishwasher,



wall mounted boiler. The dining area has a radiator and French doors providing access to the rear garden.

Stairs to First Floor and Landing
Loft access, airing cupboard.

Bedroom One
3.58m x 2.91m (11'9" x 9'6"). Window to front aspect, built in wardrobes, radiator.

Bedroom Two
3.54m x 2.99m (11'7" x 9'9"). Window to rear aspect, radiator.

Bedroom Three
2.45m x 2.05m (8' x 6'8"), Window to rear aspect, radiator.

Bathroom

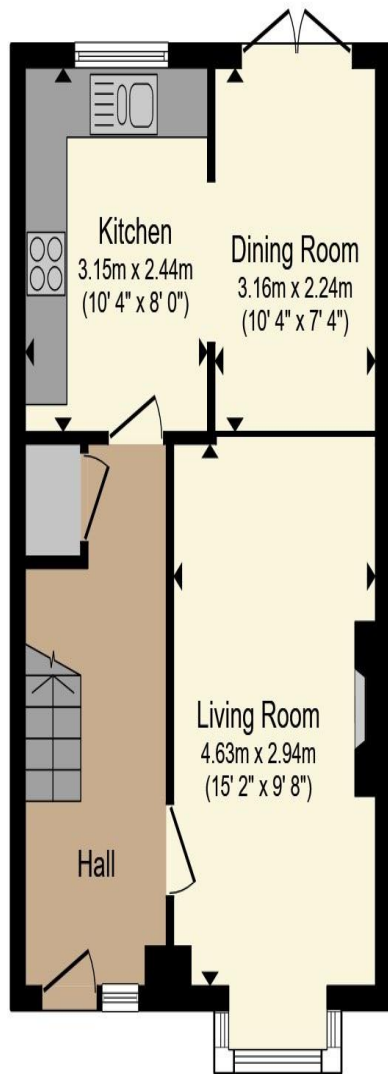
Comprising panel bath with electric shower over and additional mixer tap shower, WC, wash hand basin, radiator, window to front aspect.

Outside

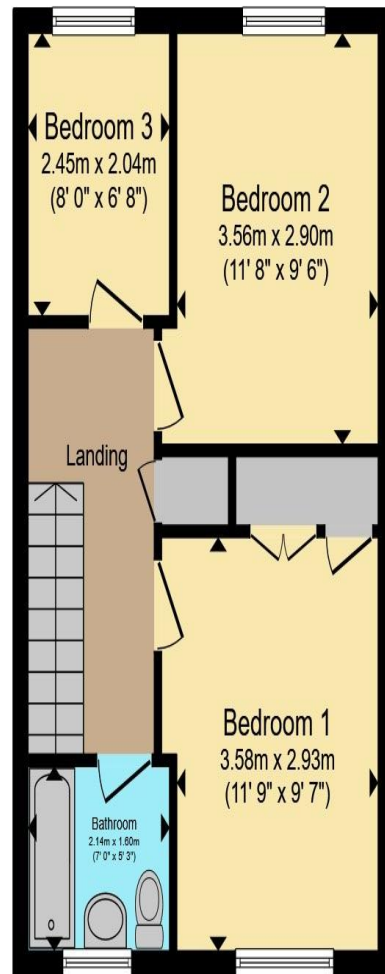
The fully enclosed rear garden is laid to lawn with borders, shrubs and trees, timber fence surround with side gate access.

To the front a gravelled driveway provides double width parking.





Ground Floor



First Floor

Total floor area 80.8 m² (870 sq.ft.) approx

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.propertybox.io

**Sharman
Quinney**

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