



Langtoft Fen, Langtoft, Peterborough  
offers in excess of £438,500 **Freehold**

**Sharman  
Quinney**



# Key Features



- Detached Bungalow
- Three Bedrooms
- Kitchen/Dining Room
- Rural Location
- Garage

## Accommodation Includes

Front door to:

Entrance Hall

Lounge

4.70m x 3.59m (15'5" x 11'9"). Window to front radiator, feature brick fire place.

Kitchen Diner

6.34m x 3.35m (20'9" x 11'). Range of base and eye level units with worktops over, space for fridge freezer, electric oven, hob and extractor, plumbing for washing machine, window to rear, sink with mixer taps, French door leading to:

Conservatory

Brick built and upvc construction with insulated roof.





**Bedroom One**  
3.48m x 3.65m (11'5" x 11'11"). Window to front, radiator.

**Bedroom Two**  
3.09m x 3.60m (10'1" x 11'9"). Radiator, French door to rear aspect.

**Bedroom Three**  
2.44m x 2.86m (8' x 9'4"). Window to front, radiator.

**Bathroom**  
Comprising corner bath with shower over, pedestal wash hand basin, wc, window to rear.

**Outside**  
To the rear the spacious garden is astro turfed with patio area. A workshop with solar panels and measuring 11.43m x 2.95m has been converted into a bar/games room and houses the water softening system and air heating system. To the rear there is a garage with electric roller door and workshop and an additional storage shed with power and light. To the front the area is turfed and to the side there are double electric gates with driveway leading to the rear.

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)

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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.

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