

# property details **approval form**

15 Shackleton Way, Yaxley, PETERBOROUGH, Cambridgeshire, England, PE7 3AB

**Date:** 21 January 2026

**Property Ref and Version:** YXZ109318 - 0007

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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offers in excess of £300,000

Tenure: Freehold

## >> **key features**

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- > entrance hall, lounge
- > kitchen diner, downstairs wc
- > four bedrooms, two ensembles, family bathroom
- > gardens & garage
- > ideal family home
- > EPC Rating: B

## >> **short description**

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A well proportioned, deceptively spacious accommodation over three floors to comprise; entrance hall, lounge, kitchen diner, downstairs wc, four bedrooms, two ensembles, family bathroom, gardens & a garage en bloc. This home must be viewed to appreciate!.

## >> **long description**

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A well presented, deceptively spacious town house which is set in a pleasant position on this well regarded estate. With accommodation spread over three floors and benefits to include ensembles to two bedrooms, as well as a downstairs wc and garage. This home provides flexible accommodation for the whole family and must be viewed to fully appreciate.

## >> **directions**

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## >> **Agent Note**

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## >> room description

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### **Entrance Hall**

Doors to lounge, kitchen diner & downstairs wc, stairs to first floor.

### **Lounge**

18' 9" x 13' ( 5.71m x 3.96m )

Window & glazed door to the rear, radiator.

### **Kitchen Diner**

10' 10" x 14' 6" ( 3.30m x 4.42m )

Window to the front, sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Fitted gas hob & electric oven, plumbing for washing machine, fridge freezer space.

### **Downstairs Wc**

Close coupled wc, hand wash basin, radiator.

### **First Floor Landing**

Doors to bedrooms 1 & 2.

### **Bedroom 1**

12' 7" plus recess x 13' 2" ( 3.84m plus recess x 4.01m )

Two windows to the rear, radiator, built in wardrobe, large storage cupboard.

### **Ensuite**

Close coupled wc, hand wash basin, shower cubicle, radiator.

### **Bedroom 2**

12' 1" x 10' 11" plus doorway ( 3.68m x 3.33m plus doorway )

Window to the front, radiator, built in wardrobe.

### **Ensuite**

Frosted window to the front, radiator, close coupled wc, hand wash basin, shower cubicle.

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## >> **room description**

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### **Second Floor Landing**

Doors to bedrooms 3 & 4 along with bathroom.

### **Bedroom 3**

18' 10" max x 12' 2" max ( 5.74m max x 3.71m max )

Window to the front, radiator, part sloping ceiling.,

### **Bedroom 4**

9' 5" max x 11' 11" ( 2.87m max x 3.63m )

Velux style window to the rear, radiator, part sloping ceiling.

### **Family Bathroom**

Close coupled wc, hand wash basin, panel bath, radiator, airing cupboard.

### **Outside The Property**

To the rear the south facing garden has a raised patio area with outside tap and the garden is largely paved, enclosed by fencing with gated side access.

The garage is en bloc to the side of the property.

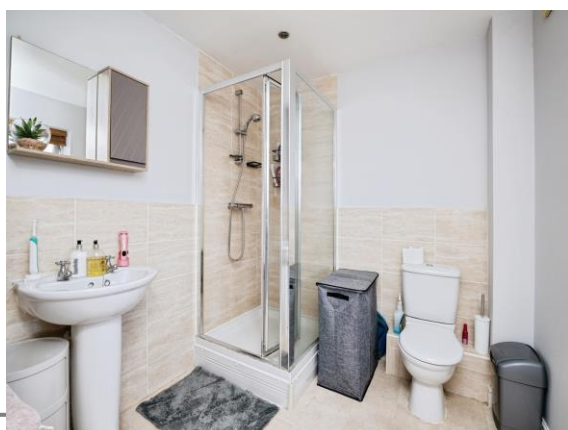
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## >> **property images**



**Your William H Brown office:** Unit 9 Landsdowne Road, Yaxley, PETERBOROUGH, Cambridgeshire, PE7 3JL

**T** 01733 242433 **E** Yaxley@williamhbrown.co.uk



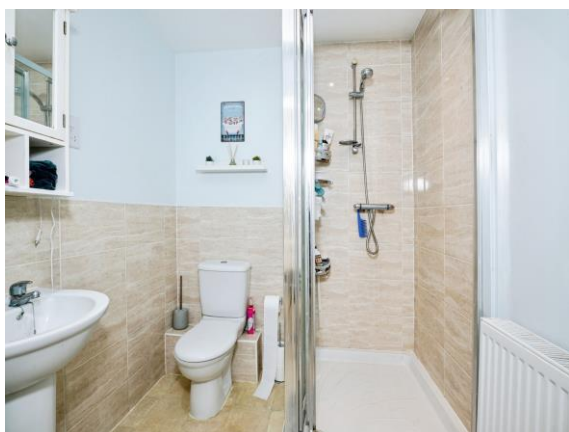
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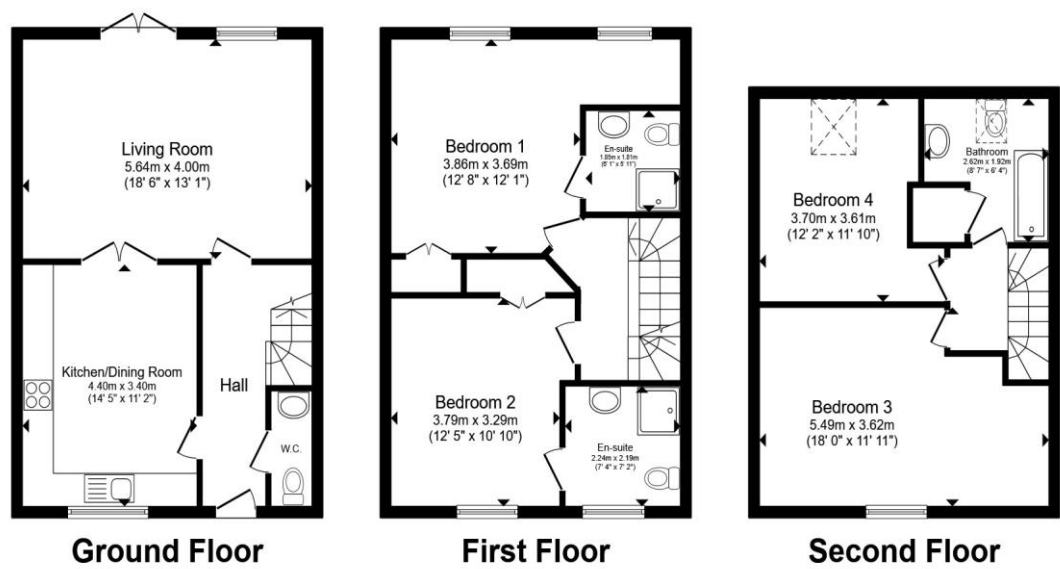
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## >> floor plan



Total floor area 137.7 m<sup>2</sup> (1,482 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](http://www.propertybox.io)



## >> approval

Signature      Date

Paul Faircloth		
Miss N.L. Pereira		