



Peterborough Road, Langtoft, Peterborough
Guide Price £415,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Stone Detached House
- Four Bedrooms

Accommodation Includes

Hardwood front door to:

Reception Hall
Radiator, tiled floor.

Cloakroom
Two piece suite comprising wc, pedestal wash hand basin,
radiator, tiled floor.

Dining Room
3.28m x 4.06m (10'9" x 13'4"). PVCu doors leading to front
garden, tiled flooring, radiator.

Sitting Room
4.62m x 6.72m (15'2" x 22'). Original part of the farm
house, UPVC windows to front and rear aspect, bay window
seating, exposed feature stone fire place with cast wood
burner, exposed timber beams, radiator, stairs to first floor
and landing.



Kitchen Breakfast Room

3.34m x 5.17m (10'11" x 16'11"). Comprising a range of country kitchen style base and eye level units with granite work surface and inset sink with mixer tap, recessed range space, gas cooker point, radiator, integrated dishwasher, tiled floor, part vaulted ceiling UPVC windows to side aspect and French doors opening to the private rear garden.

Utility Room

2.84m x 2.18m (9'4" x 7'2"). Comprising a range of base and eye level units with work surface, wall mounted boiler, Belfast sink, plumbing for washing machine, space for fridge freezer, tiled floor.

Hallway

Tiled floor, personal door leading to a double garage, door to front aspect.

Stairs to first floor and landing/Snug

2.56m x 2.36m (8'4" x 7'9"). Window to rear aspect, exposed stone work and timber, radiator, step up leading to:

Study Area

3.53m x 2.61m (11'7" x 8'6"). Window to rear aspect, fitted storage units and window seating.

Master Bedroom

4.98m x 3.47m (16'4" x 11'4"). Window to front aspect, Velux window to rear aspect, recess storage units, airing cupboard, radiators, walk in wardrobe.

En Suite

Three piece suite comprising wc, wash hand basin, panel bath, shower, sky light to rear aspect.

Bedroom Two

4.00m x 3.11m (13'1" x 10'2"). Window to front aspect, double wardrobes, exposed timber beams, radiator.

Bedroom Three

3.08m x 3.63m (10'1" x 11'11"). Window to rear aspect, double wardrobe, exposed timber beams.





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

Bedroom Four
2.53m x 3.47m (8'3" x 11'4"). Window to front, radiator, recess wardrobe space.

Outside

Occupying a superb position with own private driveway, ample parking and turning area. Access via double cast gates with driveway leading to a double garage. The front garden is private laid to lawn and enclosed by fencing, brick wall and mature trees. The rear garden is private, enclosed is low maintenance with shrubs, borders and extensive decked area.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Auctioneer Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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