



Barleyfield, Langtoft, Peterborough

Price: Freehold £335,000

- Well Presented Home
- Kitchen and Utility Room
- Lounge and Dining Room
- Downstairs Cloakroom
- Three Double Bedrooms
- En Suite to Master
- Good Sized Garden
- Driveway and Garage

EPC Rating: C



Accommodation Includes

Entrance Hall

Stairs to first floor landing, doors to kitchen and lounge.

Kitchen

2.99m x 2.70m (9'9" x 8'10"). Fitted with a range of base and eye level units, plumbing for dishwasher, space for fridge, electric cooker and hob.

Utility Room

2.22m x 1.53m (7'3" x 5'). Fitted base and eye level units, plumbing for washing machine, space for tumble drier and fridge/freezer, door to garden.

Cloakroom

Fitted with a pedestal wash hand basin and WC.

Lounge

5.18m x 4.37m max (17' x 14'4" max). Two windows to front, opening to:

Dining Room

3.10m x 2.71m (10'2" x 8'10"). Sliding doors opening on to rear garden.

First Floor Landing

Airing cupboard housing hot water tank, doors to:

Bedroom One

3.64m x 2.98m plus recess (11'11" x 9'9" plus recess). Window to rear, door to:

En Suite

1.83m x 1.66m (6' x 5'5"). Fitted with a three piece suite comprising shower enclosure, pedestal wash hand basin, WC.

Bedroom Two

3.17m x 2.96m plus recess (10'4" x 9'8" plus recess). Window to front.

Bedroom Three

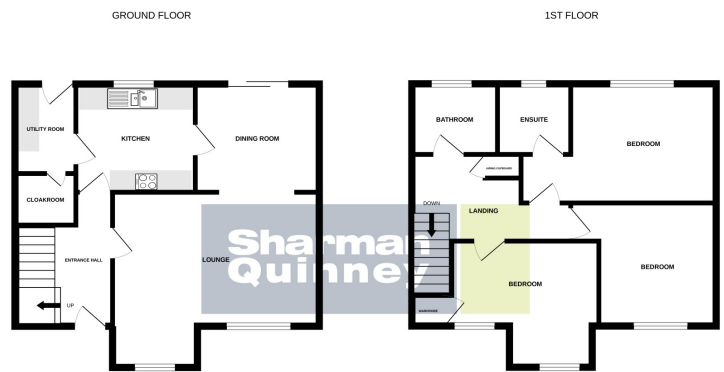
3.87m x 3.14m max (12'8" x 10'3" max). Two windows to front, built in wardrobe.

Family Bathroom

2.27m x 1.66m (7'5" x 5'5"). Fitted with a three piece suite comprising panelled with mixer tap and shower attachment over, pedestal wash hand basin, WC.

Outside

To the front of the property there is a gravel driveway providing off road parking and leading to the single garage. The rear garden is of a good size and is mainly laid to lawn with a paved patio seating area leading off from the lounge and attractive planted borders throughout. To the side of the property at the front there is also a further gravelled area which would be utilised for storage or incorporated in to the rear garden.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given. Made with floorplan 02062



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRD200481 - 0001

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