



Sharman
Quinney
www.sharmanquinney.co.uk
01223 340400
For Sale

69A

Main Street, Yaxley Peterborough
Offers in Excess of £500,000 **Freehold**

**Sharman
Quinney**

Key Features



- Refurbished Detached Family House
- Three Double Bedrooms and En Suite Shower Room
- Open Plan Kitchen/Breakfast Room
- Family Sitting Room
- Lounge and Separate Dining Room

Fantastic Detached Family Home situated in the sought after area of Main Street in Yaxley within the old part of the village, The property has been much improved throughout by the current owners, in brief the accommodation comprises of, Entrance Hall with stairs to the first-floor landing, Lounge with double doors to the kitchen/Breakfast Room, door to the Inner Hallway with doors to the Separate Dining Room which could be used as a fourth bedroom, Downstairs Cloakroom fitted a low level wc, wash hand basin with storage under, Open Plan Kitchen/Breakfast Room has a range of fitted base and eye level units, cupboards and drawers, worktop space with a one and a quarter single drainer sink unit, matching breakfast bar, built-in electric oven and hob, extractor fan over, space for a fridge/freezer, archway to the sitting room, door to the Utility Room with worktop



space, single drainer sink unit, plumbing for a washing machine and dishwasher, door to the side, Family Sitting Room benefits from having bifold doors to the rear garden, Upstairs First Floor Landing has doors to the Three Double Bedrooms, off Bedroom 1 there is a Walk-In wardrobe and the Three Piece En-Suite Shower Room, the Three Piece Family Bathroom features a whirlpool bath with a hand shower attachment and a over head shower, Outside double gated access to the gravel driveway providing ample off road parking and leads to the Single Garage with an electric operated roller door, The Large Mature landscaped Garden is a perfect place to relax, it laid mainly to lawn with various seating area, it must be viewed.

Entrance Hall - 2.74m max x 1.34m max (9' max x 4'5" max).

Lounge - 5.49m max x 4.62m max (18' max x 15'2" max) L/shaped.

Inner Hallway - 1.65m x 1.04m (5'5" x 3'5").

Downstairs Cloakroom - 1.68m x 1.39m (5'6" x 4'7").

Dining Room - 3.66m x 2.62m (12' x 8'7").

Open plan kitchen/breakfast Room - 5.38m max x 3.45m max (17'8" max x 11'4" max).

Family Sitting Room - 5.59m max x 2.90m max (18'4" max x 9'6" max).

Utility Room - 2.64m x 1.73m (8'8" x 5'8").

First Floor Landing - 3.15m x 1.42m (10'4" x 4'8").

Bedroom 1 - 4.19m max x 3.45m max (13'9" max x 11'4" max).





Ground Floor

First Floor

Total floor area 145.4 m² (1,565 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

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Walk-In Wardrobe - 2.59m x 1.06m (8'6" x 3'6").
 En-Suite Shower Room - 2.34m x 2.29m (7'8" x 7'6").
 Bedroom 2 - 4.57m max x 3.81m max inc
 recesses (15' max x 12'6" max including recess &
 door recess).
 Bedroom 3 - 2.95m x x 2.62m (9'8" x 8'7").
 Family Bathroom - 2.36m x 1.65m (7'9" x 5'5").
 Detached Garage - 4.95m max x 2.79m max
 (16'3" max x 9'2" max).

To view this property call Sharman Quinney on:
01733 245400

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 01733 245400

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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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