

Barleyfield, Langtoft, Peterborough

£385,000 **Freehold**

Sharman Quinney

Key Features

4 2 C E

- Detached House
- Village Location
- Kitchen Family Room
- Study
- Triple Glazed

Briefly comprising of entrance hall, study, lounge, kitchen family room, utility room and cloakroom. To the first floor there is a master ensuite with three further bedrooms and family bathroom. Externally the rear garden is landscaped and driveway to the front providing parking for several vehicles leading to a double garage.

Accommodation Includes

Front door to:

Entrance Hall
Stairs to first floor and landing, wood effect flooring, understairs storage cupboard, radiator.

Lounge
3.65m x 4.55m (12' x 14'11"). Gas fire with feature surround, triple glazed window to front aspect, radiator, internal double doors to:







Kitchen Family Room
7.40m x 2.65m (24'3" x 8'8"). Comprising a range of base and eye level units with worktops over, freestanding cooker with oven, grill, four ring hob with extractor hood over, sink with mixer tap, integrated dishwasher, integrated fridge/freezer, triple glazed window to rear, wood effect flooring, radiator, open plan diner with French doors opening to the rear garden.

Utility Room
1.65m x 1.60m (5'5" x 5'3"). Work surface with space and plumbing for washing machine and tumble dryer, wall mounted gas central heating boiler, radiator, triple glazed window to rear aspect and door to side.

Cloakroom
Two piece suite comprising WC, wash basin, wood effect flooring.

Study
1.65m x 2.85m (5'5" x 9'4"). Radiator, triple glazed window to front aspect.

Stairs to First Floor and Landing
Loft access, radiator, triple glazed window to front aspect.

Master Bedroom
3.65m x 3.50m (12' x 11'6"). Radiator, range of fitted wardrobes, triple glazed window to front aspect, door to:

En Suite
Three piece suite comprising of corner shower cubicle, WC and wash basin, heated towel rail, triple glazed window.



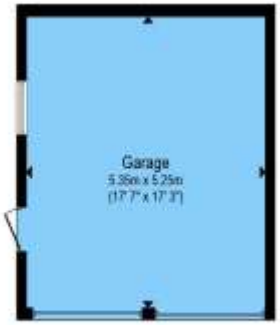




Ground Floor



First Floor



Garage

Total floor area 142.9 m² (1,538 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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Bedroom Two
3.65m x 2.65m (12' x 8'8"). Triple glazed window to rear aspect, inset triple wardrobes, triple glazed window to rear aspect.

Bedroom Three
2.75m x 2.65m (9' x 8'8"). Radiator, triple glazed window to rear aspect.

Bedroom Four
2.65m x 2.60m (8'8" x 8'6"). Radiator, triple glazed window to rear aspect.

Family Bathroom
Three pieces suite comprising of panel bath with rain shower over, wash hand basin with vanity unit, WC, triple glazed window to front aspect, radiator.

Outside
The front garden is laid to lawn with paving leading to the front door. To the side of the property a gravel driveway provides parking for several vehicles leading to a detached double garage with twin up and over doors power and light connected, triple glazed window and courtesy door opening to rear garden. Gated side access leads to the rear garden which has been landscaped and benefits from a patio seating area, gravel paths, lawned area and borders.

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.

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SCAN ME



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The Property Ombudsman