Lime Tree Close, Yaxley Peterborough

**Price:** Leasehold £100,000 shared ownership

- 50% Shared ownership
- Three bedrooms
- Off Road Parking
- Large Garden
- Kitchen
- Two receptions

EPC Rating: Awaited

www.sharmanquinney.co.uk
Entrance Hall
UPVC double glazed door to front and laminate flooring.

Lounge 14’ 6” x 10’ 1” (4.42m x 3.07m)
Double glazed window to front aspect, radiator, and laminate flooring.

Dining Room 13’ x 7’ 4” (3.96m x 2.24m)
Double glazed window to rear aspect, wall mounted radiator, laminate flooring and stairs to first floor landing.

Kitchen 9’ 7” x 6’ 11” (2.92m x 2.11m)
kitchen comprising of matching wall and basin units with work surface over housing one and half bowl stainless steel sink and drainer, tiled splash backs, space for oven and fridge, wall mounted boiler, space for dishwasher and tiled flooring with double glazed window to rear aspect and double glazed door leading to garden. Under stairs cupboard with electricity, plumbing for washing machine, space for tumble dryer and freezer.

Landing
Double glazed window to side, with stairs rising from ground floor, loft hatch access and access to all first floor accommodation.

Bedroom One 8’ x 11’ 9” max (2.44m x 3.58m max)
Double glazed window to the front, carpet flooring, built in cupboard and radiator.

Bedroom Two 8’ 1” x 9’ 8” (2.46m x 2.95m)
Double glazed window to rear, carpet flooring and radiator.

Bedroom Three 6’ 5” x 7’ (1.96m x 2.13m)
Double glazed window to front aspect, carpet flooring and radiator.

Bathroom
Fitted three piece suite comprising of bath with electric shower over with glass screen, wash hand basin, low level WC, wall mounted radiator, tiled surrounds and frosted UPVC double glazed window to rear aspect.

Rear Garden
The frontage has a gravelled drive which provides off road parking, Wooden gate leads to a rear large garden, mainly laid to lawn, paved patio area, shrub boarders, enclosed by wooden fence and further area to the side with two sheds.
These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Sharpman 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. Sharpman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 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: YAX202579 - 0002

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

selling your property? call us to arrange your FREE MARKET APPRAISAL

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: Sharpman 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: Sharpman 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: YAX202579 - 0002