



142 Main Street  
Yaxley PE7 3LB

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Sympathetically renovated by the current owners this spacious cottage is located in the old village of Yaxley where in a former time, it was the Post Office from 1845. Now offering flexible, comfortable accommodation internal viewing is strongly recommended to appreciate the many uses this property can accommodate. The Entrance Lobby leads to the former Post office currently used as a ground floor Bedroom but stp, could enjoy commercial use again. There is a Dining Area opening through to a good size Lounge with a multi-fuel burning fire and numerous exposed beams and character brick work. Also on the ground floor is a spacious Kitchen Breakfast Room with views over the rear garden, a practical size Utility Room with a convenient Cloakroom/shower room. Along with a Boot Room and storage cupboards there is a roomy Study with access to a rear patio area. The First Floor Landing boasts a host of exposed beams and leads to a Master Bedroom with an Ensuite Shower Room, three further double Bedrooms and family Bathroom. Outside to the side of the property is a driveway leading to parking area and gated access to the rear garden. Laid to lawn with a sunken Patio area there is a detached brick built workshop built to residential standards ideal as a workshop, the building has commercial use planning but with all main services connected could easily convert to an annex stp.

Tenure Freehold  
Council Tax F





Entrance Lobby

Bedroom Five Old Post Office  
14'0" max x 15'11" max (4.28m max x 4.86m max)

Dining Area  
14'0" max x 11'10" max (4.28m max x 3.62m max)

Stairs to First Floor opening through to

Lounge Area  
17'10" max x 13'11" max (5.44m max x 4.25m max)

Feature fire place housing multi fuel fire

Kitchen Breakfast Room  
16'6" x 9'2" (5.03m x 2.79m)

Boot Room  
Door to rear garden

Utility Room  
9'8" x 9'2" (2.96m x 2.80m)

Shower Room

Study  
16'2" x 9'1" (4.93m x 2.79m)  
Door to patio area and rear garden

First Floor Landing  
Doors to;

Master Bedroom  
18'2" max x 13'11" max (5.55m max x 4.25m max)

Ensuite Shower Room

Bedroom 2  
13'1" .318'2" x 14'6" (4.97m x 4.42m )

Bedroom 3  
16'4" x 10'9" (5.00m x 3.28m)

Bedroom 4  
16'3" x 8'3" (4.97m x 2.52m)

Bathroom

Separate Wc

Workshop  
29'2" 14'1" (8.90m 4.30m)  
With store room and double doors to parking/driveway area.

Outside  
To the side of the property is a driveway leading to a parking area and gated access to the enclosed rear garden which is mainly laid to lawn with a patio area. There is access to the workshop with an external storage cupboard.



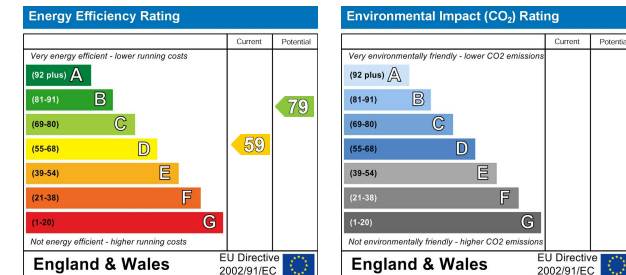
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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