



1 Winston Way

Farcet PE7 3BU

Offers over £240,000



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Being sold with no onward chain, this semi detached house is located in the heart of the popular village of Farcet. Backing onto St Mary's Church and local children's play area and has easy access to the many amenities offered by both Yaxley and Stanground.

With recently installed gas radiator heating to the ground floor and PVCu double glazing the accommodation is situated on a good size plot and comprises; Entrance Hall, Lounge area leading through to a Dining Area and a good size Kitchen. This leads to a rear Lobby, ground floor W.C and Store Room.

The Landing leads to three Bedrooms and a Bathroom whilst outside is an open plan front Garden with side access to the Lobby and the enclosed rear Garden. Overlooking the church and backing onto the play area the rear Garden is enclosed and laid to lawn.

Tenure Freehold
EPC tbc
Council Tax B





Entrance Hall

Lounge Area
13'1" x 10'4" (4.00 x 3.15m)
Through to

Dining Area
8'10" x 7'10" (2.70m x 2.39m)

Kitchen Breakfast Room
10'2" max x 10'5" max (3.10m max x
3.19m max)

Door to

Rear Lobby

Cloakroom W.C

Store Room

Landing

Bedroom 1
10'5" x 11'5" (3.19m x 3.5m)
Built in wardrobe

Bedroom 2
12'7" x 8'6" (3.85m x 2.60m)
Built in double wardrobe storage
alcove

Bedroom 3
9'1" max x 7'5" max (2.79m max x
2.27m max)
Storage cupboard

Outside

To the front of the property is an open
plan garden laid to lawn. The enclosed
rear garden id fully enclosed, laid to
lawn and has views of the local
Church.



Floor Plan



Viewing

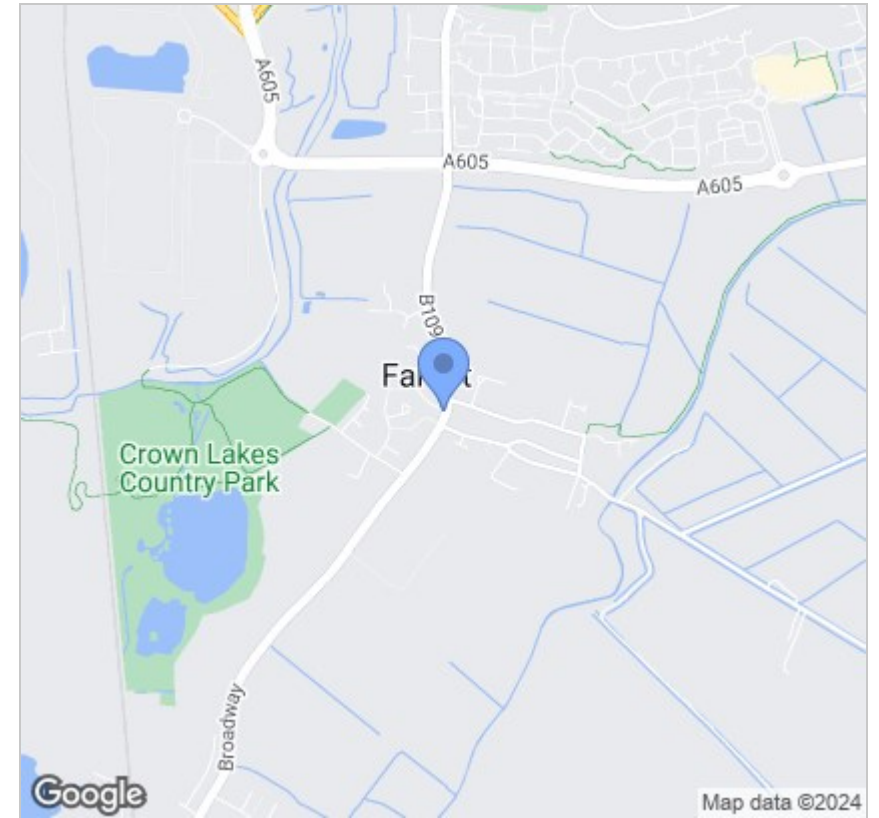
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

