



39 Peterborough Road

Farcet PE7 3BH

Offers in the region of £435,000

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Impressive extended family home of Peterborough Road, a popular road running through the village of Farcet.

This property comprises of;

Ground Floor- entrance hall, w/c, re-fitted kitchen breakfast room to the front with personal door to the garage, dining room leading through the great sized lounge. The lounge gives access to both of the conservatories leading to the garden.

First Floor- landing with airing cupboard, four double bedrooms, bedrooms one, two and three all benefitting from built in wardrobes, dressing room to bedroom one with further wardrobes and a re-fitted ensuite shower room. Bedroom four benefitting from the addition of a study area. Recently re-fitted four piece family bathroom.

Outside- to the front, enclosed by a dwarf brick wall with manual iron gates, block paved drive leading to the garage and side access. To the rear, an impressively sized and kept garden, mainly laid to lawn and patio with established borders stocked with an array of plants and trees.

This property very much has to be viewed to be appreciated and is within easy reach of all Farcet has to offer and its surrounding areas.

Tenure: Freehold
Council Tax Band: D





Ground Floor

Entrance Hall

Kitchen/Breakfast Room

16'6" max x 11'10" max (5.03m max x 3.63m max)

Dining Room

11'11" x 11'5" (3.65m x 3.49m)

Lounge

23'11" x 13'6" (7.30m x 4.13m)



Conservatory

11'10" x 11'8" (3.62m x 3.56m)

Conservatory

11'0" x 10'6" (3.37m x 3.21)

W/C

Garage

21'11" x 10'11" (6.70m x 3.35m)

Approximate Measurement

First Floor

Landing

Bedroom One

12'0" max x 11'9" max (3.66m max x 3.59m max)

Dressing Area

9'0" max x 6'11" max (2.76m max x 2.12m max)

En Suite

Bedroom Two

12'1" x 10'4" (3.69m x 3.15m)

Bedroom Three

11'5" x 10'4" (3.50m x 3.15m)

Bedroom Four

11'5" x 6'6" (3.49m x 2.0m)

Study Area

9'1" x 6'9" (2.77m x 2.08m)

Family Bathroom



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

