



High Street
Eye, Peterborough, PE6 7UX

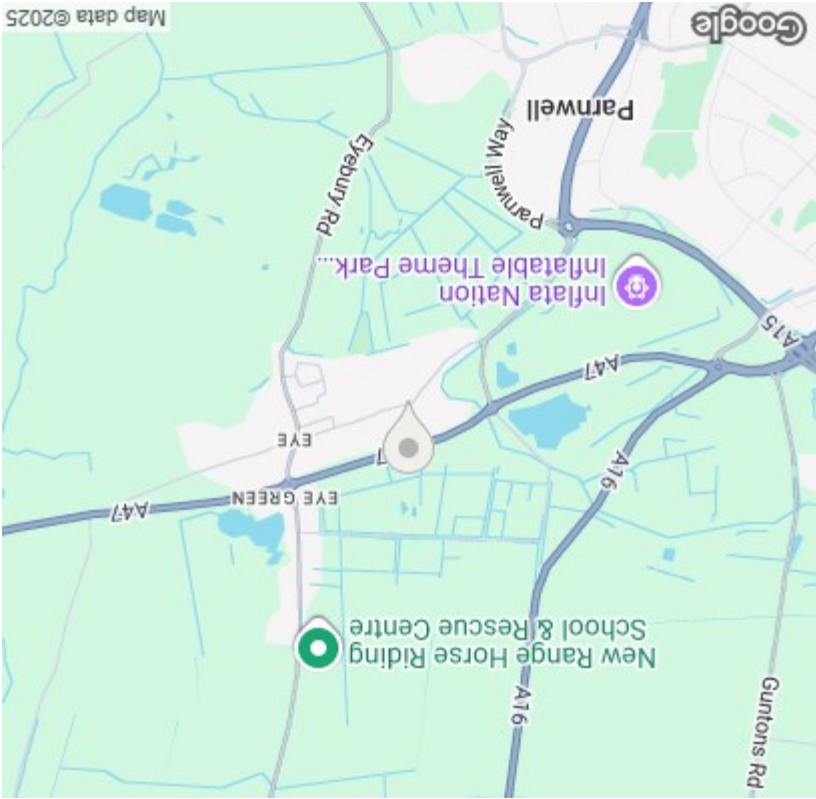
£330,000 - Freehold , Tax Band - D



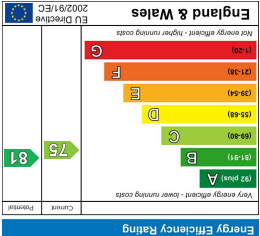
Floor Plan



Area Map



Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to exchange of contracts.

PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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Nestled in a prime corner position on High Street in the charming village of Eye, Peterborough, this immaculate detached family home is a true gem. City and County Crowland are proud to present this delightful property, which is ideally situated within the catchment area for the highly regarded Arthur Mellows College, rated outstanding by Ofsted.

This beautifully maintained detached residence offers a perfect balance of style, comfort, and practicality—an ideal setting for modern family life. From its welcoming interior to the thoughtfully landscaped garden, every element of this home has been carefully considered and tastefully designed. Step inside and you are greeted by a bright, airy entrance hall that instantly creates a warm and inviting atmosphere. The ground floor boasts a generously sized L-shaped lounge and dining area—an ideal space for both family relaxation and entertaining guests. Whether you're hosting a dinner party or enjoying a quiet evening in, this versatile room provides comfort and charm in equal measure. The contemporary fitted kitchen is both stylish and functional, featuring sleek cabinetry and quality fixtures that make daily cooking and meal preparation a pleasure. Its well-planned layout ensures efficiency, while large windows allow natural light to flood in, enhancing the sense of space. Upstairs, carpeted stairs lead to a spacious landing, from which four generously proportioned double bedrooms are accessed. Each bedroom offers ample room for furnishings and personal touches, making them perfect for growing families, guests, or home office use. The family bathroom is a modern three-piece suite with elegant finishes, designed to provide both comfort and convenience for daily routines. Outside, the property continues to impress. The enclosed rear garden is beautifully kept, featuring a manicured lawn and three mature fruit trees that add character and seasonal charm. A paved patio area creates the perfect spot for al fresco dining, summer barbecues, or simply enjoying a peaceful morning coffee. Additional benefits include a single garage with internal access via a courtesy door to the garden, as well as secure gated access to a private rear driveway, offering both practicality and privacy. Located just a short walk from the village's array of shops, services, and local amenities, this home enjoys a peaceful setting while remaining well-connected. Whether you're upsizing, relocating, or simply searching for that perfect family home, this property offers a rare combination of modern living, traditional charm, and exceptional presentation throughout.

- Entrance Hall**
1.87 x 4.43 (6'1" x 14'6")
- WC**
0.88 x 1.89 (2'10" x 6'2")
- Lounge Diner**
5.62 x 6.65 (18'5" x 21'9")
- Kitchen**
3.82 x 3.01 (12'6" x 9'10")
- Landing**
4.77 x 0.90 (15'7" x 2'11")
- Master Bedroom**
3.70 x 3.52 (12'1" x 11'6")
- Bedroom Two**
2.96 x 3.53 (9'8" x 11'6")
- Bathroom**
2.06 x 2.15 (6'9" x 7'0")



- Bedroom Three**
2.79 x 3.10 (9'1" x 10'2")
- Bedroom Four**
2.63 x 2.14 (6'6" x 20'8" x 7'0")
- EPC - C**
75/81
- Tenure - Freehold**
- IMPORTANT LEGAL INFORMATION**
- Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Great, Vodafone - Great



Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.