



Connells

Bedstone Way
Farcet PETERBOROUGH

Bedstone Way Farcet PETERBOROUGH PE7 3DW

for sale offers in excess of
£220,000



Property Description

Nestled in the heart of Cambridgeshire, Farcet sits just south of Peterborough and offers a unique blend of rural charm and suburban convenience. Farcet lies approximately 2 miles (3 km) south of Peterborough City Centre, between Yaxley and the Peterborough suburb of Old Fletton. The village is located not far from the Hampton township and has easy access to the A1 (M) at Norman Cross. Several bus routes serve the area with regular services to Peterborough and beyond. Farcet benefits from a primary school, village hall, local convenience shops and a farm shop. The nearby Crown Lakes Country Park is a favourite among locals, offering scenic walking trails, fishing spots, and picnic areas.

Entrance Hall

The front door opens into the entrance hall which has stairs leading to the first floor and a door leading to the open plan kitchen / lounge. Radiator and laminate flooring.

Kitchen / Lounge

22' 1" maximum x 12' 2" maximum (6.73m maximum x 3.71m maximum)

An open plan room. The kitchen area has a range of matching wall and base units with worktop over, a single oven, 4 ring gas hob and hood, sink and drainer with a mixer tap and tiled splashback. Window to the front, laminate flooring and understairs open storage area. Space for a washing machine and fridge/freezer. Door leading to the cloakroom. The lounge area is laid to carpet with two radiators and a patio door leading to the rear garden.

Cloakroom

With a wc, wash hand basin, tiled splashback, radiator and laminate flooring.

First Floor Landing

With doors leading to bedroom two, bedroom three and the bathroom.

Bedroom Two

12' 2" x 7' 9" (3.71m x 2.36m)

With a window to the rear, radiator and carpet.

Bedroom Three

Irregular Shaped Room 7' 9" x 5' 6" (2.36m x 1.68m)

An L shaped room with the following dimensions: 7' 9" x 5' 6" and 6' 7" x 2' 10"

Two windows to the front, radiator and carpet.

Bathroom

Tiled with a wc, wash hand basin and bath with shower attachment over.

Second Floor Landing

With doors leading to bedroom one and storage cupboard.

Bedroom One

16' x 8' 11" (4.88m x 2.72m)

With two velux windows to the front and a velux window to the rear, radiator, carpet and loft access. Sloping ceilings.

External

The front of the property has two allocated parking bays.

The enclosed rear garden is laid to lawn with a patio area.

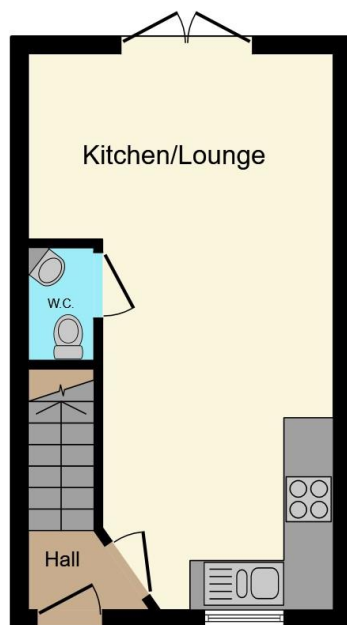
Agents Note

Although this is a freehold property, management fee applies.

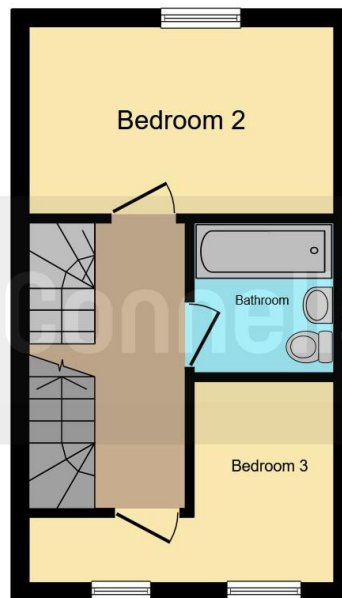




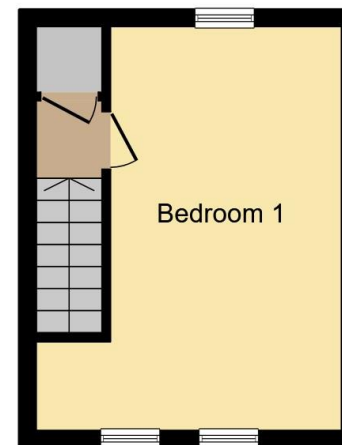




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/HAH305809



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