



**Back Lane, Eye Peterborough PE6 7TA**

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## **Back Lane, Eye Peterborough**

Offered to the market located in the picturesque village of Eye is this beautifully presented four-bedroom detached home. Offering size and potential in abundance with the delight of a pre agreed change of use with the annex to the rear not only can this property offer all a family could need but also the opportunity to work at home. The property also benefits from being spanned over three floors. The layout of the property is as follows: Ground Floor- Entrance Hall, Living Room, Dining area, Kitchen, Utility and WC. The first floor offers large landing, Three Bedrooms, Family bathroom and En-suite. The second floor offers- Main Bedrooms and Ensuite. The exterior of the property offers- Barn/annex which has heating and air conditioning, a single garage and driveway parking. To admire the true beauty of this home a viewing is highly advised.





**Kitchen Diner**  
18' 5" x 9' 6" ( 5.61m x 2.90m )

**Utility Room**

**Cloakroom**

**Living Room**  
21' 4" x 12' 4" ( 6.50m x 3.76m )

**First Floor And Landing**

**Bedroom Two**  
12' 9" x 12' 3" ( 3.89m x 3.73m )

**Bedroom Three**  
9' 6" x 8' 1" ( 2.90m x 2.46m )

**Bedroom Four**  
8' 1" x 6' 9" ( 2.46m x 2.06m )

**Second Floor And Landing**

**Master Bedroom**  
16' 1" x 12' 7" ( 4.90m x 3.84m )

**En-Suite**

**Office Garden Room**  
22' 2" x 16' 1" ( 6.76m x 4.90m )

**Garage**

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](http://www.focalagent.com)

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## Back Lane, Eye Peterborough

- Idyllic Village Location
- Three Levels of Accommodation
- Annex
- Four Bedrooms and Two En-suites
- Detached
- Single Garage and Driveway Parking

Tenure: Freehold EPC Rating: C

# £325,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PCG121463](http://williamhbrown.co.uk/Property/PCG121463)



Property Ref:  
PCG121463 - 0007

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