



Main Street, Yaxley Peterborough PE7 3LZ

welcome to

Main Street, Yaxley Peterborough

AN individual HOME, SET in a DESIRABLE NON estate location, offering spacious, versatile ACCOMODATION to comprise: lounge, MORNING room, kitchen diner, FAMILY ROOM, utility room, rear lobby, downstairs wc, OFFICE, SEVEN bedrooms, TWO bathrooms, extensive GROUNDS with outbuildings & fields to REAR.





Ground Floor



First Floor

Lounge
23' 9" x 14' (7.24m x 4.27m)

Dining Room
18' 7" x 20' 1" max (5.66m x 6.12m max)

Kitchen Diner
18' 3" x 15' 4" (5.56m x 4.67m)

Family Room
15' x 17' 1" (4.57m x 5.21m)

Utility
10' 9" x 10' 7" (3.28m x 3.23m)

Rear Lobby

Wc

Office
15' x 9' 7" (4.57m x 2.92m)

Work Room
15' x 13' 11" (4.57m x 4.24m)

First Floor Landing

Bedroom 1
15' 8" x 11' 1" (4.78m x 3.38m)

Bedroom 2
17' 7" x 15' 7" (5.36m x 4.75m)

Bedroom 3
15' 10" x 8' (4.83m x 2.44m)

Bedroom 4
15' 5" x 12' 8" max (4.70m x 3.86m max)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Main Street, Yaxley Peterborough

- REDUCED FROM £720,000
- Sought after non estate location
- Generous plot to rear
- Parking for multiple vehicles & outbuildings
- Ideal for possible business or conversion (subject to consents)

Tenure: Freehold EPC Rating: F

guide price

£700,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/YXZ107175](https://www.williamhbrown.co.uk/Property/YXZ107175)



Property Ref:
YXZ107175 - 0026

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