



**Holly Tree Cottage Straight Drove, Farcet Peterborough PE7 3DL**

**welcome to**

**Holly Tree Cottage Straight Drove, Farcet Peterborough**

A WELL presented, established HOME in a semi RURAL location with countryside views. Accommodation comprises: entrance hall lounge, dining room, re-fitted kitchen & bathroom, three bedrooms, generous plot of approx. 1/4 acre ( stms), GARAGE / workshop & driveway. MUST be VIEWED to appreciate.



### **Entrance Hall**

Stairs to first floor, tiled flooring, understairs storage cupboard.

### **Lounge**

15' inc chimney breast x 11' 1" ( 4.57m inc chimney breast x 3.38m )

Two double glazed windows to the front, two radiators, open fireplace.

### **Dining Room**

11' 6" x 8' 10" inc chimney breast ( 3.51m x 2.69m inc chimney breast )

Double glazed window to the front, radiator, open fireplace.

### **Kitchen**

11' 5" x 6' 9" ( 3.48m x 2.06m )

Double glazed window to the rear, re-fitted to comprise: sink drainer set into work surface, further work surfaces with cupboards below, fitted electric oven & hob with cooker hood, radiator.

### **Pantry**

5' 7" x 3' 2" ( 1.70m x 0.97m )

Work surface with cupboards below.

### **Bathroom**

7' 11" x 5' 3" ( 2.41m x 1.60m )

Frosted double glazed window to to the rear, re-fitted to comprise: concealed cistern wc, hand wash basin set into vanity, panel bath with shower mixer tap & shower screen, radiator.

### **First Floor Landing**

Double glazed window to the rear, access to the loft, doors to:

### **Bedroom 1**

11' x 12' 1" extending to 12' 11" ( 3.35m x 3.68m extending to 3.94m )

Two double glazed windows to the front, two radiators, fitted wardrobes.

### **Bedroom 2**

15' 1" x 8' 11" ( 4.60m x 2.72m )

Double glazed window to the front, radiator, built in wardrobe.

### **Bedroom 3**

6' 8" max x 11' 6" max ( 2.03m max x 3.51m max )

Double glazed window to the rear, airing cupboard.

### **Outside The Property**

The property is situated in a non estate location along Short Drove. The gated driveway leads to the garage / workshop and also provides parking for several family sized vehicles.

The front garden is laid to lawn with boundary hedging. The rear garden is laid mainly to lawn with a range of established beds & borders and the property benefits from views to farmland to the front, side & rear.



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welcome to

## Holly Tree Cottage Straight Drove, Farcet Peterborough

- REDUCED FROM £365,000
- lounge, dining room
- re-fitted kitchen, re-fitted bathroom
- three bedrooms
- generous plot of approx 1/4 acre ( stms), garage / workshop

Tenure: Freehold EPC Rating: E

offers in excess of

**£350,000**



The property location map is not available at this time

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Property Ref:  
YXZ107895 - 0010

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Please note the marker reflects the  
postcode not the actual property