



Main Street, Farcet Peterborough PE7 3DF

welcome to

Main Street, Farcet Peterborough

SET in a quiet "end of lane" spot in Farcet, this wonderful 5 bedroom Home is perfect for a larger family. It has ample scope to easily add additional Bedrooms up to 8 in total without sacrificing the living areas. Ample Parking, Garden with river access, self-contained Annex, and Garage and Gym.



Hall Way

With oak staircase, large ceiling to floor window, tiled flooring,

Cloak Room

With shower, W/C and hand basin, tiled

Utility Room

Plumbing for washer and space for additional fridge freezer, base units and work surface, door to side access

Formal Living Room

17' 9" x 13' (5.41m x 3.96m)

Large family space, carpet flooring, window to front of home

Office

7' x 7' (2.13m x 2.13m)

Multi functional room, can be additional bedroom or playroom

Kitchen/dining/family Room

17' 2" x 37' (5.23m x 11.28m)

Fantastic Open Plan room. Under floor heating, as is the rest of the ground floor supplied via Heat Pump. Bespoke double Bi folding doors offering a glass wall which can be opened with full access to the Patio and rear Garden offering a light and open space and with additional French Doors from the Settee lounge area. Bench Mark Kitchen with integrated appliances including Double Ovens, Quartz tops and Breakfast Bar.

First Floor & Landing

Wonderful ceiling to floor window offering lots of light.

Bedroom 1

12' 8" x 12' 5" (3.86m x 3.78m)

Built in wardrobes. Laminate flooring.

Bedroom 2

11' 7" x 12' 5" (3.53m x 3.78m)

Separate window and laminate flooring.

Master Bedroom

12' 4" x 17' 7" (3.76m x 5.36m)

Double, currently set up as Double Bedroom with large Dressing Room and En suite with his and hers wash basin. Can be put back to two double Bedrooms with an en suite.

Dressing Room/ Master Bedroom

15' x 12' 6" (4.57m x 3.81m)

Dressing Room to Master Bedroom and En suite with Bath and His and Hers wash basin. Can be put back as an additional Bedroom with en suite.

Family Bathroom

4 piece, fully tiled with walk in Shower, corner Bath and heated towel rails.

Second Floor & Landing

Living / Bedroom

24' 7" x 18' 1" (7.49m x 5.51m)

Situated in the top of the property. this large area is currently used as an additional lounge / play area. Again can be easily sectioned off to offer additional Bedrooms or Office space. Velux windows again add ample light and offer views over the River and surrounding area. Eve storage and additional Loft access.

Bedroom 4

11' 4" x 12' 4" (3.45m x 3.76m)

Set off the lounge area in the attic, Large Double bedroom with Velux window, laminate flooring

Family Bathroom 2

P shape Bath with shower over, Velux window and part tiled.

Self-Contained Annex

To the front of the property, One Bedroom Self-

contained Annex / Open plan Living Kitchen with Lantern Roof offering lots of light/ Fully fitted modern Kitchen with integrated appliances and Breakfast Bar, patio doors from the lounge. Again bespoke triangular windows to reflect the Main house, Hallway with front door leads to a Smaller double Bedroom with space for wardrobe area and a wow Bathroom, tiled with free standing Bath and Taps and shower head, beautifully tiled.



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welcome to

Main Street, Farcet Peterborough

- REDUCED FROM £650,000 Bespoke Beautiful modern self build, large Family Home, approx. 6 years old
- Currently 5 bedroom (easily converted to 8 Bedrooms), set over 3 Floors
- Open plan Kitchen / Dining / Family room with Garden and River views
- Underfloor heating to the ground floor, supplied by Heat Source pump
- Formal Living Room, Office and Utility Room

Tenure: Freehold EPC Rating: B

offers in excess of

£600.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YXZ108206 - 0015

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