





# welcome to

# **Spring Drive, Farcet Peterborough**

A well proportioned, extended and re-modeled HOME offering; entrance hall, lounge, dining room, kitchen, downstairs wc, ground floor bedroom with ensuite wet room, FOUR FURTHER bedrooms with ensuite to master, family bathroom, gardens & driveway.













#### **Entrance Hall**

Laminate flooring, stairs to first floor.

### Lounge

13' 10" plus bay x 9' 6" ( 4.22m plus bay x 2.90m ) Window to the front, radiator.

## **Dining Room**

10' 4" x 8' 6" ( 3.15m x 2.59m ) Doors to the rear, radiator, laminate flooring.

### **Kitchen**

20' 1" x 6' 7" extending to 10' 10" (  $6.12m \times 2.01m$  extending to 3.30m )

Window & door to the rear. Sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Cooker point, plumbing for washing machine.

#### **Downstairs Wc**

Window to the front, close coupled wc, hand wash basin, radiator.

#### **Bedroom**

16'  $8" \times 11' 5"$  inc wardrobe (  $5.08m \times 3.48m$  inc wardrobe ) Window to the front, radiator, laminate flooring, fitted wardrobes.

### **Wet Room**

Frosted window to the rear, close coupled wc, hand wash basin, panel bath, wetroom shower.

# Landing

Airing cupboard, access to the loft.

## **Bedroom 2**

10' 8" x 10' 4" ( 3.25m x 3.15m ) Window to the rear, radiator, laminate flooring.

### **Ensuite**

Frosted window to the side, close coupled wc, hand wash basin, shower cubicle.

# **Bedroom 3**

11' 5" x 14' 5" ( 3.48m x 4.39m )

Velux style window to the front, radiator, part sloping ceiling.

#### **Bedroom 4**

9' 10" x 10' 1" ( 3.00m x 3.07m ) Windows to the front, radiator.

#### **Bedroom 5**

6' 10" x 6' 10" ( 2.08m x 2.08m ) Window to the front, radiator.

### **Bathroom**

Window to the rear, panel bath, close coupled wc, hand wash basin, radiator.





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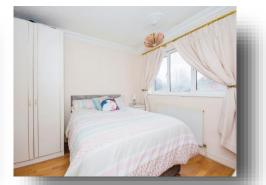
- entrance hall, lounge
- dining room, kitchen, downstairs wc
- ground floor bedroom with ensuite wet room / wc
- first floor bedrooms, ensuite to master, family bathroom
- garden to rear, driveway COUNCIL TAX BAND C

Tenure: Freehold EPC Rating: C

offers in excess of

£290,000









Please note the marker reflects the postcode not the actual property

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Property Ref: YXZ108238 - 0010

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01733 242433



Yaxley@williamhbrown.co.uk



Unit 9 Landsdowne Road, Yaxley, PETERBOROUGH, Cambridgeshire, PE7 3JL



williamhbrown.co.uk

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