



Spring Drive, Farcet Peterborough PE7 3AJ

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 x 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" x 11' 5" inc wardrobe (5.08m x 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.



view this property online williamhbrown.co.uk/Property/YXZ108238



welcome to

Spring Drive, Farcet Peterborough

- 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

view this property online williamhbrown.co.uk/Property/YXZ108238



Property Ref:
YXZ108238 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01733 242433



Yaxley@williamhbrown.co.uk



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



williamhbrown.co.uk