



Peterborough Road, Farcet Peterborough PE7 3BN

welcome to

Peterborough Road, Farcet Peterborough

A well proportioned family HOME in a pleasant non estate location & offering accommodation over three floors to comprise: entrance hall., lounge diner, kitchen breakfast room, utility, downstairs wc, three bedrooms, family bathroom, ensuite to the master, gardens with fields to rear, driveway.



Entrance Hall

Stairs to first floor, radiator, understairs cupboard, tiled flooring

Lounge Diner

26' 7" plus bay x 11' 4" max (8.10m plus bay x 3.45m max)
Double glazed bay window to the front, stripped wooden flooring, inset log burner on slate hearth, archway at mid point.

Kitchen Breakfast Room

17' 4" x 9' 3" max (5.28m x 2.82m max)
Double glazed window & French doors to the rear, space for electric cooking range, sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards, fitted dishwasher, peninsula unit.

Utility

11' 6" x 6' 3" (3.51m x 1.91m)
Half double glazed door to the side, work surface with plumbing for washing machine below,

Downstairs Wc

Frosted double glazed window to the side, close coupled wc, hand wash basin, radiator / towel rail.

First Floor Landing

Double glazed windows to front & side, study area, stairs to second floor, doors to:

Bedroom 2

11' 4" x 12' 1" max (3.45m x 3.68m max)
Double glazed window to the rear, radiator ,

Bedroom 3

11' 5" x 11' 11" inc wardrobe (3.48m x 3.63m inc wardrobe)
Double glazed window to the front, radiator, fitted wardrobe.

Family Bathroom

Frosted double glazed window to the rear, close coupled wc, hand wash basin, panel bath, radiator / towel rail.

Second Floor

Bedroom 1

10' 6" x 8' 3" plus doorway (3.20m x 2.51m plus doorway)
Velux style windows to the front & rear, radiator, laminate flooring. Part sloping ceilings.

Ensuite

Velux style window to the front, close coupled wc, hand wash basin, shower cubicle, radiator / towel rail.

Outside The Property

The frontage is laid to paving & gravel to provide parking for several vehicles. The rear garden is laid to lawn & paving with raised beds and a store / workshop with approximate internal dimensions of 18ft x 9ft and a further metal shed. The garden has the benefit of fields to the rear.



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Peterborough Road, Farcet Peterborough

- Entrance hall, lounge diner
- kitchen breakfast, utility, downstairs wc
- three bedrooms, family bathroom
- ensuite to master
- gardens with fields to the rear, driveway

Tenure: Freehold EPC Rating: E

£315,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YXZ108355 - 0004

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