

Main Street, Yaxley Peterborough PE7 3LP

welcome to

Main Street, Yaxley Peterborough

An established, well presented & deceptively spacious bungalow which is set on a generous plot in a sought after non estate location. This home offers: entrance hall, lounge, dining room, re-fitted kitchen, rear lobby, three bedrooms, bathroom & wc as well as driveway & garage. Must be viewed!.













Entrance Lobby

Door to hallway.

Lounge

14' 11" x 13' (4.55m x 3.96m)

Double glazed window to the front & French doors to the rear, radiator, contemporary gas flame fire with mantle & surround.

Dining Room

10' x 9' 11" (3.05m x 3.02m)

Double glazed window to the side, radiator.

Kitchen

13' x 9' 11" (3.96m x 3.02m)

Double glazed window & door to the rear & door to the side lobby. Re-fitted to comprise: sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards to include pantry cupboard and pull out drawer unit. Fitted induction hob & electric double oven, dishwasher, fridge freezer & plumbing for washing machine.

Rear Lobby

6' 6" x 4' 7" (1.98m x 1.40m)

Double glazed window to the rear & door to the side into the garden.

Bedroom 1

13' 2" x 11' 2" Inc units (4.01m x 3.40m Inc units)

Double glazed window to the rear, radiator, range of fitted wardrobes & over bed unit also to incorporate fitted king size bed base unit.

Bedroom 2

11' 11" x 10' 6" max (3.63m x 3.20m max) Double glazed window to the front, radiator,

laminate flooring.

Bedroom 3

10' 7" x 7' 5" extending to 11' 11" max to doorway ($3.23 \,\mathrm{m}$ x $2.26 \,\mathrm{m}$ extending to $3.63 \,\mathrm{m}$ max to doorway) Double glazed window to the front, radiator, laminate flooring.

Bathroom

Frosted double glazed window to the side, hand wash basin, panel bath with shower over.

Wc

Frosted double glazed window to the side, close coupled wc.

Outside The Property

This home is set on a generous non estate plot, with the frontage being screened by established hedging. The front garden is laid to lawn with a graveled driveway to both sides. The right hand driveway provides parking for multiple vehicles and also leads to the garage which has power & light connected along with a side courtesy door. At the rear of the garage is a further workshop / store which has a work surface and electric heater.

The rear garden offers a paved patio area and is laid to lawn with a wide range of planting & established floral beds & borders along with established trees. There is an ornamental pond and a further block built summer house.

Agents Note

This property is in an area of the Village that is a designated conservation area and some trees on the plot are protected by a tree preservation order. Purchasers are advised to seek further advice if these are pertinent points to them.





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Main Street, Yaxley Peterborough

- Lounge, Dining Room
- Re-Fitted Kitchen, Rear Lobby
- Three Bedrooms, Bathroom
- Generous Gardens
- Driveway, Garage, COUNCIL TAX BAND C

Tenure: Freehold EPC Rating: D

offers in excess of

£390,000







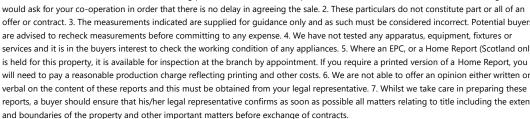


Please note the marker reflects the postcode not the actual property

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