



**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 ( 3.23m x 2.26m extending to 3.63m 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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Property Ref:  
YXZ108431 - 0012

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