



**Middle Street, Farcet Peterborough PE7 3AX**



**welcome to**

**Middle Street, Farcet Peterborough**

A very well presented family home set in a pleasant non estate location & offering: entrance hall, lounge, dining room, office, kitchen breakfast room, utility, downstairs wc, three double bedrooms, mesquite to the master, family bathroom, gardens, garage & driveway.



### **Entrance Hall**

Radiator, tiled flooring, stairs to first floor.

### **Lounge**

17' 11" x 15' 9" ( 5.46m x 4.80m )

Double glazed French doors to the rear, doors into the dining room, gas fire with hearth & surround, radiator.

### **Dining Room**

13' 11" x 10' 2" ( 4.24m x 3.10m )

Double glazed window to the front, radiator.

### **Study**

7' 4" x 3' 11" ( 2.24m x 1.19m )

Double glazed window to the front, radiator.

### **Kitchen Breakfast Room**

13' 4" x 9' 3" ( 4.06m x 2.82m )

Double glazed window to the front, sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Gas cooker point in cooking range space, fitted dishwasher, radiator, tiled flooring.

### **Utility Room**

6' 4" x 9' 8" ( 1.93m x 2.95m )

Half glazed door to the rear, radiator, tiled flooring, door to the garage, plumbing for washing machine.

### **Downstairs Wc**

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

### **Office**

7' 4" x 3' 11" ( 2.24m x 1.19m )

Double glazed window to the front, radiator.

### **First Floor Landing**

#### **Bedroom 1**

10' 10" x 12' 1" plus doorway ( 3.30m x 3.68m plus doorway )

Double glazed window to the front, radiator, built in wardrobe.

### **Ensuite**

Frosted double glazed window to the side, concealed cistern wc, hand wash basin set into vanity unit, shower cubicle, radiator . towel rail, tiled flooring.

### **Bedroom 2**

15' 11" x 9' 6" ( 4.85m x 2.90m )

Double glazed windows to the front & rear, radiator, built in wardrobe.

### **Bedroom 3**

10' 6" x 11' 10" ( 3.20m x 3.61m )

Double glazed window to the rear, radiator.

### **Family Bathroom**

Frosted double glazed window to the rear, close coupled wc, hand wash basin, panel bath, shower cubicle, radiator, tiled flooring.

### **Outside The Property**

The frontage & driveway are laid to block paving and this also leads to the garage which has an electric roller door with side courtesy doors into the utility room & rear garden. The rear garden offers a block paved patio & pathway and is laid to lawn with an outside tap. The garden is enclosed, with gated side access. To the side of the house there is a timber storage shed with power connected.



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## Middle Street, Farcet Peterborough

- entrance hall, lounge
- dining room, office, kitchen breakfast room
- utility, downstairs wc
- three bedrooms, ensuite to master, family bathroom
- council tax band C

Tenure: Freehold EPC Rating: Awaiting

offers in excess of

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YXZ108447 - 0004

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