

Station Road, Holme Peterborough PE7 3PH



welcome to

Station Road, Holme Peterborough

A unique part thatched character family HOME set in a pleasant non estate location & offering: spacious entrance hall, lounge, dining room/4th bedroom, kitchen, dining/family room, utility, downstairs wc, three bedrooms, bathroom, generous, landscaped rear garden, double garage & multi car driveway.













Entrance Hall

Stairs to first floor, engineered solid oak flooring. Double galzed window to front.

Lounge

20' 5" inc chimney x 13' 1" (6.22m inc chimney x 3.99m) Two double glazed windows to the front, inset log burner in exposed brick fire place, two radiators. Engineered solid oak flooring. Window to side.

Dining Room / Bedroom 4

12' x 11' 10" (3.66m x 3.61m) Double glazed window to the front, radiator.

Kitchen / Family Room Kitchen Area

15' 6" x 11' 8" max (4.72m x 3.56m max) Double glazed window & double patio doors to the rear, sink set into work surface, further work surfaces with cupboards below, large walk in pantry cupboard with internal lighting, range of base unit cupboards & drawers, LPG Rayburn Nouvelle (cooker/boiler), space for large fridge freezer.

Dining / Family Area

 8^{\prime} 2" x 15' 8" (2.49m x 4.78m) Two double glazed windows and single clear glazed door to rear, radiator.

Utility

8' x 6[']9" (2.44m x 2.06m) Double glazed window to the rear, sink drainer set into work surface, plumbing for washing machine & space for tumble dryer, towel rail radiator, tall cupboard, wall mounted kitchen cabinets.

Downstairs Wc

Frosted double glazed window to the rear, radiator, close coupled wc, hand wash basin.

First Floor Landing Double glazed window to the front, radiator.

Bedroom 1

13' 2" x 17' 10" ($4.01m \times 5.44m$) Master, under thatch .Two double glazed windows to the front, two radiators, extensive fitted wardrobes.



Bedroom 2

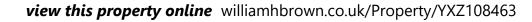
12' 1" x 11' 10" (3.68m x 3.61m) Double glazed window to the front, radiator.

Bedroom 3

10' 9" x 8' 6" inc airing cupboard (3.28m x 2.59m inc airing cupboard) Double glazed window to the rear, radiator, airing cupboard, window to side, fitted wardrobes.

Bathroom

Frosted double glazed window to the rear, close coupled wc, hand wash basin, corner bath & shower over bath, towel rail radiator





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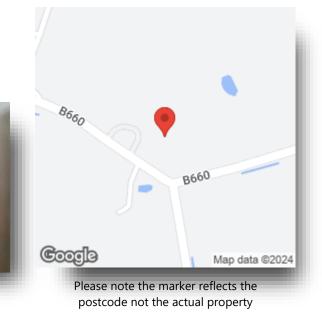
- Unique part thatched character home re-thatched in 2022
- lounge, kitchen / dining room
- dining room / fourth bedroom, utility, downstairs wc
- three double bedrooms, bathroom, generous garden
- council tax band c

Tenure: Freehold EPC Rating: F

£620,000







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Property Ref: YXZ108463 - 0004 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.

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