



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 glazed 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' 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 x 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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welcome to

Station Road, Holme Peterborough

- 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
YXZ108463 - 0004

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