



Needham Court, Yaxley Peterborough PE7 3LE

welcome to

Needham Court, Yaxley Peterborough

A very well presented family home, set in a sought after location and offering accommodation over three floors to comprise: entrance hall, lounge, study, kitchen diner, downstairs wc, four bedrooms, ensuite to the master, family bathroom, gardens & garage.



Entrance Hall

Stairs to first floor, radiator, doors to kitchen diner, lounge & wc, cloak cupboard.

Lounge

18' 5" max x 11' 2" (5.61m max x 3.40m)

Window & French doors to the rear, radiator, gas fire with hearth, mantle & surround.

Study

7' 11" x 10' 3" (2.41m x 3.12m)

Windows to side & rear, radiator.

Kitchen Diner

13' 8" x 9' 10" (4.17m x 3.00m)

Window to the front, sink drainer set into work surface, further work surfaces with cupboards & drawers below with range of wall mounted storage cupboards. Fitted gas hob & electric oven, fitted fridge freezer, fitted dishwasher, plumbing for washing machine.

Downstairs Wc

Close coupled wc, hand wash basin.

First Floor Landing

Doors to bedrooms 2,3 & 4 along with bathroom.

Bedroom 2

11' 3" x 9' 5" (3.43m x 2.87m)

Window to the rear, radiator, built in wardrobes.

Bedroom 3

10' 3" x 10' (3.12m x 3.05m)

Window to the front, radiator.

Bedroom 4

8' 9" x 11' 4" (2.67m x 3.45m)

Window to the rear, radiator.

Family Bathroom

Frosted window to the front, close coupled wc, hand wash basin, panel bath with shower & screen.

Second Floor

Bedroom 1

13' 9" max x 13' 7" plus recess (4.19m max x 4.14m plus recess)

Window to the front, radiator, eaves storage cupboards, part sloping ceiling.

Ensuite

Close coupled wc, hand wash basin, shower cubicle.

Outside The Property

The front garden is laid to shrubs with low walling & to the rear the garden offers a paved patio and is laid largely to lawn, enclosed by fencing with gated rear access.

There is a single garage with an up & over door.



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Needham Court, Yaxley Peterborough

- entrance hall, lounge
- study, kitchen diner, downstairs Wc
- four bedrooms, bathroom & ensuite
- gardens, garage & driveway
- sought after location within the Village

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£320,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YXZ109144 - 0005

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