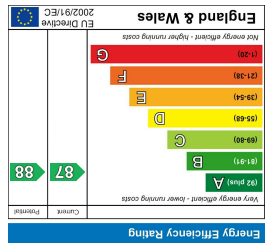


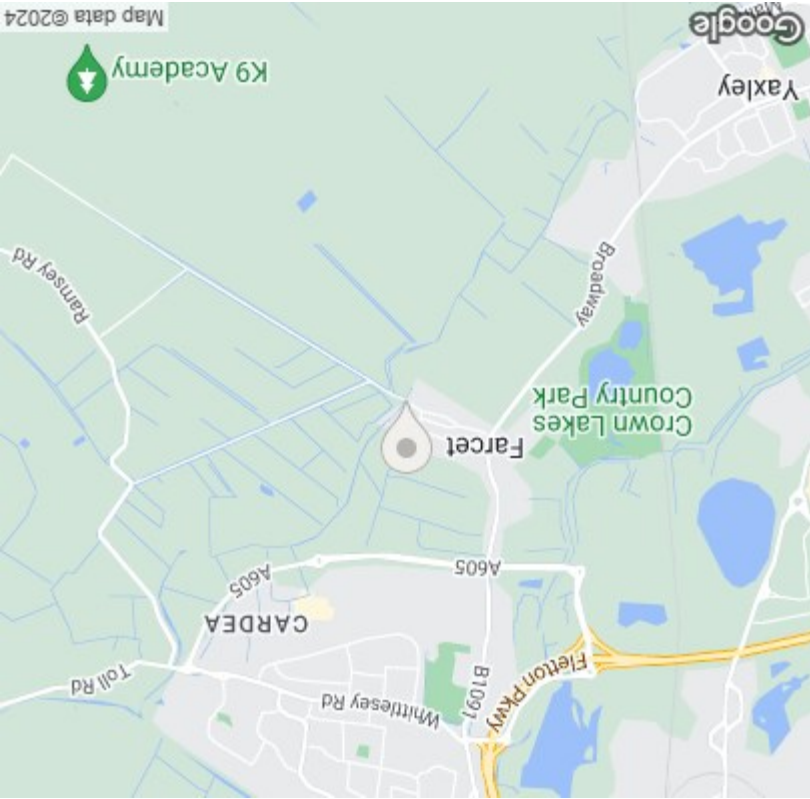
Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map



Floor Plan



75 Main Street  
 Farcet, Peterborough, PE7 3DF  
**Guide Price £570,000**

5 Bedrooms, 3 Bathrooms, 2 Living Rooms, B



## 75 Main Street

Farcet, Peterborough, PE7 3DF

City and County are delighted to showcase this immaculately presented detached family home, with many bespoke and well thought features throughout. A fantastic semi-rural, Cul-de-Sac location in Farcet, amongst another individual detached home. Farcet lies approximately two miles south of Peterborough city centre, between Yaxley and the Peterborough suburb of Old Fletton. Spacious living accommodation, plus an integral double garage, set amongst landscaped gardens, boasting an outdoor summer house with a sauna, and its very own boat mooring!

On entering the hallway, you immediately feel welcomed to a special and individual family home. Door leading to an impressive large living room with a brick built featured log burner, and large bay window. Separate two-piece cloakroom, and a storage cupboard under the stairs. At the heart of the property is a beautiful kitchen/dining room, with fitted units, work tops and a breakfast bar, plus integrated appliances, and bi-fold doors into the garden. The utility leads into the garden and garage, and has space for a washing machine and a tumble dryer. Feature oak staircase leads to the first floor offering four bedrooms, with the master benefitting a three-piece en-suite comprising, a shower, a WC and a wash hand basin. On the second floor offers a large bedroom/games room with an additional three-piece en-suite, and a Velux balcony window with beautiful views. Outside to the front is an extensive block paved driveway, leading to the integral double garage, with electric roller doors, which half of is currently used as a gym room. Outside to the rear offers an enclosed landscaped garden, which is mainly laid to lawn, with a patio area and a seating area. There is an additional summer house which could be used as a home office, gym or games room, with the benefit of a sauna room. The property also boasts a boat mooring to the rear and a wooden shed to the side. Please call the office to find out more and to arrange a viewing.

**Entrance Hall**  
7'5" x 14'7"

**Living Room**  
13'11" x 16'11"



**WC**  
2'5" x 5'3"

**Kitchen/Diner**  
31'2" x 9'8"

**Lean-To**  
8'7" x 15'11"

**Utility Room**  
8'1" x 8'10"

**Garage**  
17'4" x 19'1"

**First Floor Landing**  
5'10" x 15'6"

**Master Bedroom**  
13'1" x 14'10"

**En-Suite**  
6'8" x 9'0"

**Bedroom Two**  
15'8" x 11'9"

**Bedroom Three**  
10'7" x 8'11"

**Bathroom**  
8'9" x 7'5"

**Bedroom Four**  
8'9" x 7'6"

**Second Floor Landing**

**Bedroom Five/Living Room**  
31'0" x 17'3"

**En-Suite**  
6'7" x 7'10"

**Sauna**  
8'9" x 3'5"

**Summer House Living Room**  
8'10" x 14'4"

**EPC - B**  
87/88

**Tenure - Freehold**

**DRAFT DETAILS AWAITING  
VENDOR APPROVAL**

