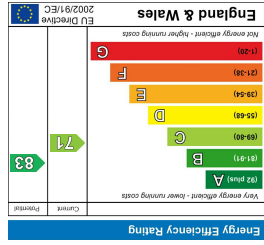


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Disclaimers: 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.



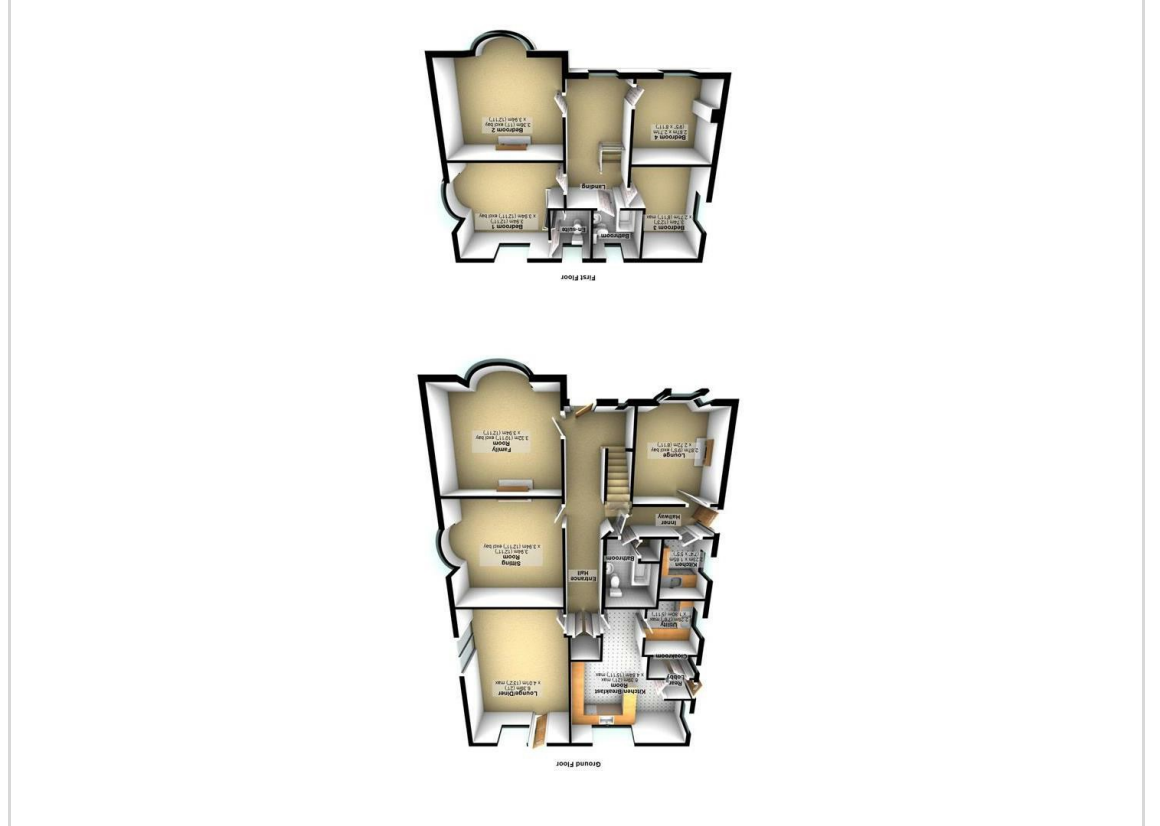
Energy Efficiency Graph

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



London Road  
Yaxley, Peterborough, PE7 3NP

Offers In Excess Of £575,000 - Freehold , Tax Band - E

5 3 3 C

## London Road

Yaxley, Peterborough, PE7 3NP

City and County are delighted to showcase this unique and rare detached character home, with many bespoke and original features throughout. A desirable location in Yaxley, amongst another individual detached homes. Yaxley lies approximately four miles south of Peterborough, just off the A15 road. The village is located near the Hampton township and is surrounded by local amenities, transport links into the City Centre and local schools. Spacious living accommodation throughout, three/four reception rooms, five/six bedrooms, wrap around garden and a large double garage with plenty of parking.

Furthermore, on entering the hallway, you immediately feel welcomed to a special and individual family home. Doors lead to three separate reception rooms with beautiful fire places. The annex has a separate entrance to the side with a bedroom/reception room, separate kitchen and separate bathroom. There is a separate rear porch, downstairs cloakroom and separate utility room. At the heart of the property is a beautiful kitchen/dining room, with fitted units, work tops and a breakfast bar, plus integrated appliances. Feature 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. There is a further separate family bathroom. On the second floor offers an additional bedroom/loft room. Outside to the front is an extensive gravelled driveway, leading to the detached double garage, with electric doors, and an additional external reception room. Outside to the rear offers an enclosed wrap around garden, which is laid to lawn, with patio areas and multiple seating areas. The property boasts a large plot and has huge potential to further extend subject to planning permission. Please call the office to find out more and to arrange a viewing.

### Entrance Hall

**Family Room**  
10'10" x 12'11"

**Sitting Room**  
12'11" x 12'11"



**Lounge/Diner**  
20'11" x 13'11"

**Kitchen/Breakfast Room**  
20'11" x 15'10"

**Rear Lobby**

**Cloakroom**

**Utility Room**  
7'5" x 5'10"

**Lounge/Bedroom**  
9'4" x 8'11"

**Inner Hallway**

**Bathroom**

**Kitchen**  
7'3" x 5'4"

**Landing**

**Bedroom One**  
12'11" x 12'11"

**En-Suite**

**Bedroom Two**  
11'0" x 12'11"

**Bathroom**

**Bedroom Three**  
12'3" x 8'10"

**Bedroom Four**  
9'4" x 8'10"

**EPC - C**  
71/83

**Tenure - Freehold**

**DRAFT DETAILS AWAITING  
VENDOR APPROVAL**

