



George Alcock Way  
Farcet, Peterborough, PE7 3DU

£375,000 - Freehold , Tax Band - E

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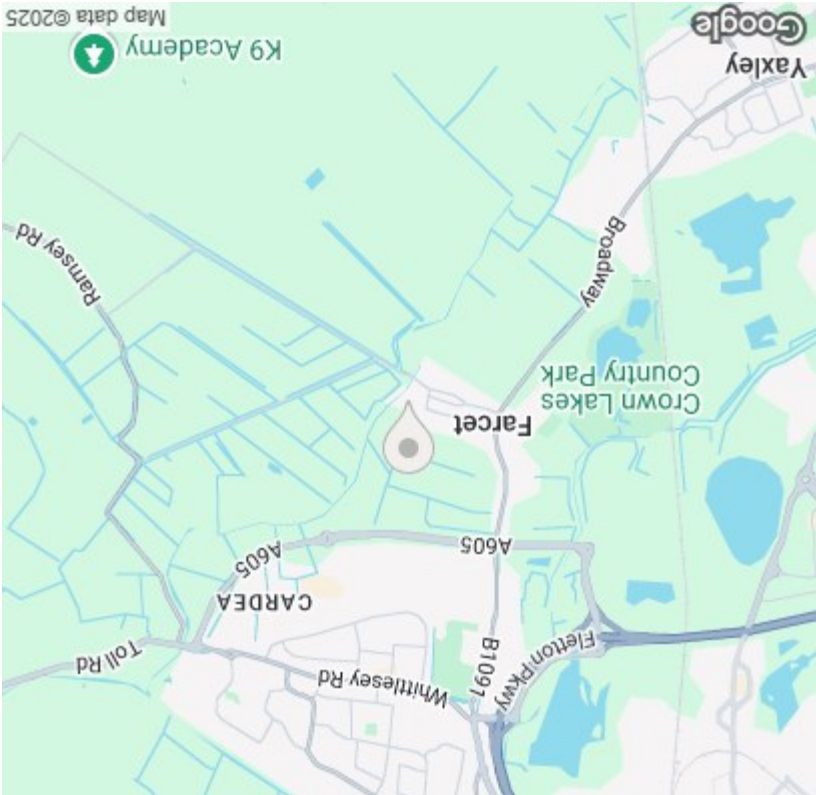
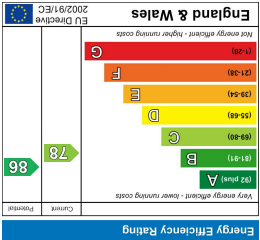
Viewing

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.



Floor Plan

Energy Efficiency Graph



Area Map

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. 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/>



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Located in the sought-after village of Farcet, this well-presented four-bedroom detached family home is offered with no forward chain. Boasting a spacious and versatile layout, the property features two reception rooms, a generous kitchen/dining room, and the added convenience of a utility room and cloakroom. The first floor offers four well-proportioned bedrooms, two of which benefit from en-suite shower rooms, alongside a stylish family bathroom. Externally, the home enjoys both front and rear gardens, off-road parking, and a single garage. With local amenities, bus routes, and excellent schooling nearby, this property is ideal for families looking for space, comfort, and convenience.

This beautifully presented four-bedroom detached family home, located in the desirable area of Farcet, offers spacious and versatile living accommodation across two floors. Upon entering, you are welcomed into a bright entrance hall leading to a generous lounge with French doors opening to the rear garden, providing an ideal space for relaxation. A separate dining room offers a more formal setting, while the well-appointed kitchen/diner features modern fittings and ample space for casual dining. The ground floor is completed by a convenient utility room, a cloakroom, and internal access to the single garage. Upstairs, the property boasts four well-proportioned bedrooms, including a spacious master suite with a private en-suite shower room. The second bedroom also benefits from an en-suite, while a stylish family bathroom serves the remaining bedrooms. The landing area enhances the sense of space, ensuring a comfortable and practical layout for modern family living. Externally, the home enjoys front and rear gardens, offering plenty of outdoor space, along with off-road parking and a single garage. Positioned close to local amenities, reputable schools, and excellent transport links, this property is perfect for families seeking both comfort and convenience. Offered with no forward chain, this is a fantastic opportunity to secure a wonderful home in a sought-after location.

- Entrance Hall  
6'7" x 16'10"
- Lounge  
11'7" x 19'7"
- Dining Room  
11'6" x 10'8"
- Kitchen Diner  
10'7" x 13'8"
- Utility Room  
6'6" x 5'8"
- WC  
2'9" x 6'0"
- Landing  
6'9" x 19'10"
- Master Bedroom  
17'3" x 11'9"
- En-Suite To Master Bedroom  
10'2" x 3'10"
- Bedroom Two  
11'7" x 11'8"
- En-Suite To Bedroom Two  
4'6" x 7'9"



- Bathroom  
6'9" x 7'7"
- Bedroom Three  
11'7" x 9'8"
- Bedroom Four  
11'8" x 9'7"
- Garage  
17'2" x 9'9"
- EPC - C  
78/86
- Tenure - Freehold

**IMPORTANT LEGAL INFORMATION**  
Construction: Standard  
Accessibility / Adaptations: None  
Building safety: No  
Known planning considerations: None  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No  
Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions: No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property: No  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: No  
Registered easements: No  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Single Garage, Driveway Private  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: TBC  
Internet Speed: up to 67Mbps  
Mobile Coverage: EE - Excellent, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

