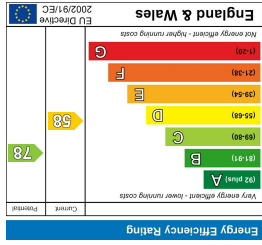


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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, 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 and 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



Broadway

Farcat, Peterborough, PE7 3AY

Offers In Excess Of £365,000



Broadway

Farcet, Peterborough, PE7 3AY

City and County are happy to showcase this immaculately presented detached family home located in the popular village of Farcet. The property benefits from being within proximity to local amenities, local schools, and Peterborough City Centre. Spacious living accommodation, plus a detached garage, set amongst an enclosed rear garden perfect for a growing family and boasting open field views to the rear! Situated on a large plot, the property has huge potential to further extend, subject to planning permission. A selection of new uPVC windows and doors in a ready to move in condition!

On entering the entrance hall, you feel welcomed to a warm family home. Door leading into the main entrance hall with two separate storage cupboards and a spacious light living room with a bay window to the front. There is a separate downstairs two-piece cloakroom with a WC and a wash hand basin. Space under the stairs for a desk or potential to build an understairs cupboard. From the entrance hall, offers a fantastic entertaining open plan kitchen/dining/living room, with fitted units, worktops, plus space for appliances, and a separate dining space. There is a large extended conservatory with space for double sofas and side tables with doors into the garden. Staircase leading to the first floor landing, offering three bedrooms, and a four-piece family bathroom comprising, a WC, a wash hand basin, a double shower enclosure, and a bath with a shower attachment. Outside to the front is an extensive gravelled driveway, leading to the detached single garage with plumbing for a washing machine and tumble dryer. Outside to the rear offers an enclosed garden, which is mainly laid to lawn, separate patio area and open field views to the rear. Please call the office to find out more and book your viewing before you miss out! Virtual tour available.

Entrance Hall

12'9" x 6'11"

Living Room

12'0" x 11'10"

WC

2'11" x 4'8"



Kitchen
11'11" x 10'9"

Kitchen
8'4" x 8'5"

Dining Room
7'3" x 8'8"

Conservatory
19'1" x 10'6"

Landing
8'9" x 7'11"

Master Bedroom
12'4" x 11'11"

Bedroom Two
12'0" x 11'0"

Bathroom
14'3" x 7'10"

Bedroom Three
8'5" x 6'11"

Garage
14'9" x 9'6"

EPC - D
58/78

Tenure - Freehold

