



Hurfords

Rectory Lane, Etton Nr. Helpston Peterborough Freehold £650,000

Key Features



- Detached four bedroom family home with open field views
- Located in the heart of Etton village (in between Helpston and Glinton) within the highly sought-after catchment area of Arthur Mellows Village College
- Master bedroom with en-suite shower room and dressing room
- Four reception rooms including a

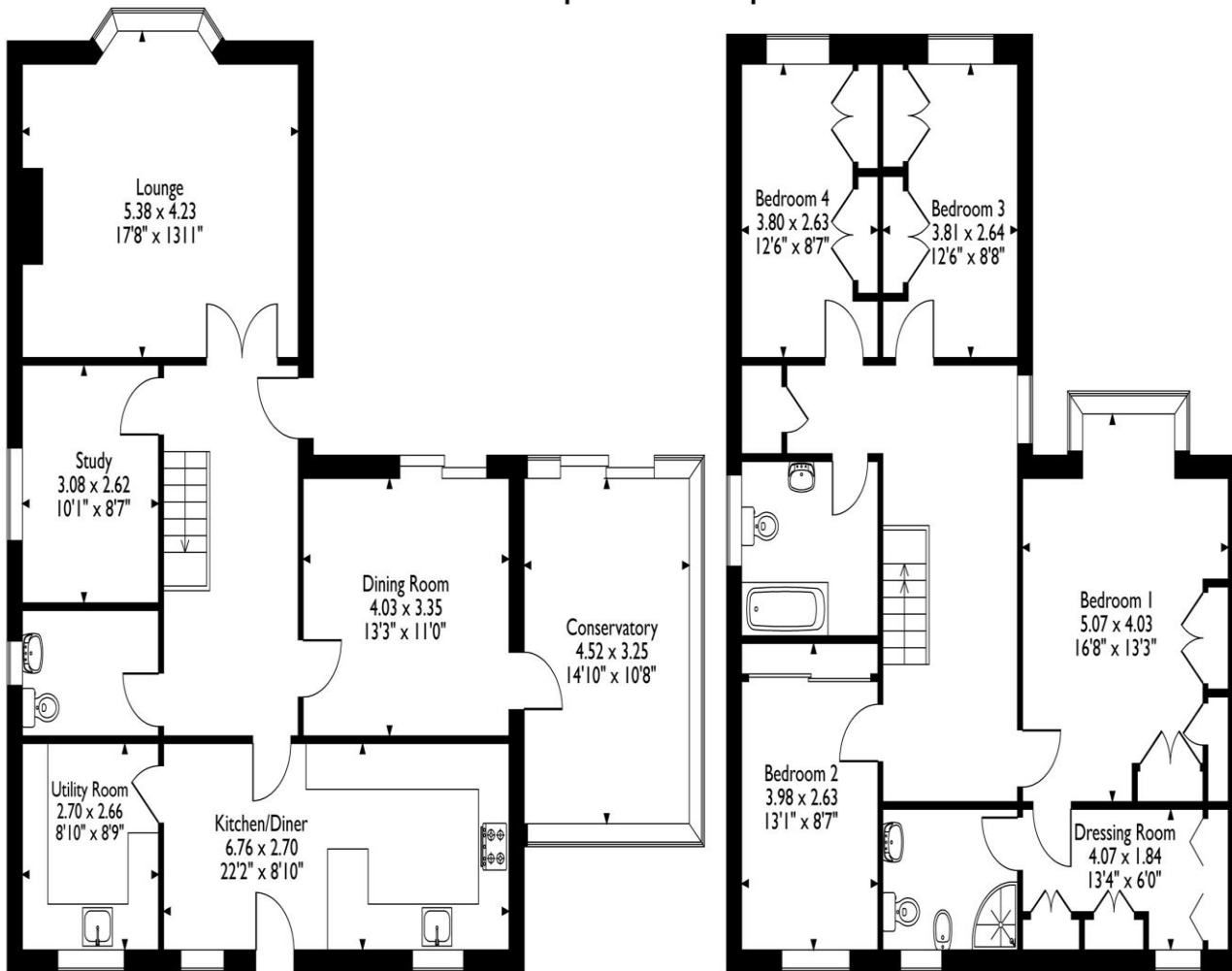
dedicated home office, separate dining room and conservatory overlooking field views. Positioned in the heart of Etton village (in between Helpston and Glinton) within the highly sought-after catchment area of Arthur Mellows Village College, this residence offers an unparalleled educational advantage for your family.

As you step into the village charm, discover the warmth of community life accompanied by the convenience of a local public house just moments away. The bespoke individual property built in handmade York brick unfolds to reveal panoramic views of open fields, providing a serene backdrop to your daily life.

The heart of the home is the open-plan fully fitted John Lewis kitchen/dining - a hub for entertaining



Rectory Lane, Etton, Peterborough
 Approximate Gross Internal Area
 191 Sq M/2051 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

with family friends and culinary delights. The kitchen benefits from integrated Bosch appliances. A separate utility room accessed off the kitchen is also fitted with John Lewis Units.

Beyond the aesthetics and extra ceiling height to both storeys, this home is designed for modern living, boasting four reception rooms, including a dedicated home office, separate dining room, conservatory and sitting room with multi-fuel wood/coal burning stove. Whether you seek relaxation, productivity, or entertainment, each space is crafted to cater to your every need. Embrace the seamless fusion of style and functionality in this idyllic Etton residence.

The master bedroom, a sanctuary of tranquility, features an en-suite shower room and a thoughtfully designed Sharps fitted dressing room, offering both comfort and practicality.

All four bedrooms have been seamlessly fitted with Sharps built-in wardrobes and storage solutions creating the ideal balance of practicality and tranquillity.

The family bathroom, master en-suite and downstairs cloakroom have been fully fitted with Ellis storage solutions.

The property benefits from a large resin bound driveway leading to an extra-large double garage with electric doors and built in workbench and storage providing flexible usage for off road parking.

To view this property call Hurfords on: 01572 821777

Selling your property?

Contact us to arrange a FREE home valuation.

 01572 821777

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