

Rectory Lane, PE6 7DB  
Etton  
Peterborough  
£625,000

Hurfords



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- Detached four bedroom family home
- Located in the heart of Etton village overlooking open fields
- Master bedroom with en-suite shower room and dressing room
- Four reception rooms including a dedicated home office and separate dining room
- Contemporary open plan kitchen/dining room with separate utility room
- Great access to local schooling including Arthur mellows Village College
- Large driveway with double garage with electric doors

2a Rectory Lane  
Etton  
Peterborough  
PE6 7DB

Indulge in the epitome of rural elegance with this captivating four-bedroom detached home located in the heart of Etton village overlooking open field views . Positioned strategically within the highly sought-after catchment area of Arthur Mellows Village College.

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 property itself unfolds to reveal panoramic views of open fields, providing a serene backdrop to your daily life.

The master bedroom, a sanctuary of tranquility, features an en-suite shower room and a thoughtfully designed dressing room, offering both comfort and practicality. The heart of the home is the open-plan kitchen/dining room- a hub for entertaining with family friends and culinary delights with a separate utility room accessed off the kitchen.

Beyond the aesthetics, this home is designed for modern living, boasting four reception rooms, including a dedicated home office, separate dining room and sitting room with multi-fuel 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.

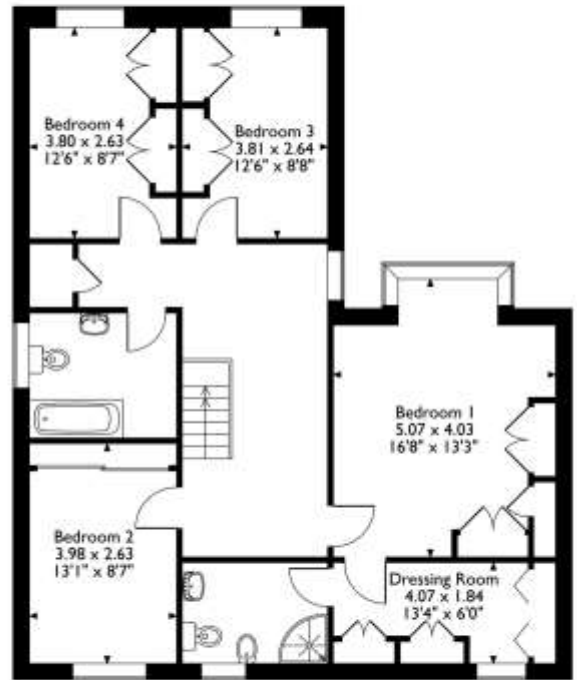
The property benefits from a large driveway leading to a double garage with electric doors providing off road parking for multiple vehicles. To the rear the garden is a good size with view over open fields, and a variety of mature plants, shrubs and trees. A large patio provides the ideal seating area for entertaining with family and friends and taken in the views of the countryside.



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.



## Rooms/Measurements

- Kitchen/Diner 22'2" x 8'10"
- Utility Room 8'10" x 8'9"
- Dining Room 13'3" x 11'0"
- Conservatory 14'10" x 10'8"
- Study 10'1" x 8'7"
- Lounge 17'8" x 13'11"
- Bedroom One 16'8" x 13'3"
- Dressing Room 13'4" x 6'0"
- Bedroom Two 13'1" x 8'7"
- Bedroom Three 12'6" x 8'8"
- Bedroom Four 12'6" x 8'7"

**TENURE: FREEHOLD**







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