



Hurfords

9 Leiston Court, Eye Peterborough Freehold OIEO £475,000



# Key Features



- Four/five bedroom detached family home
- Sought after village location of Eye
- Beautifully presented to a high standard throughout
- Arthur Mellows Village College catchment area
- Potential for annexe accommodation

Beautifully presented 4/5 bedroom detached home nestled in a quiet cul-de-sac with picturesque field views. With its open plan kitchen/dining room and immaculate presentation, the property is a great family home and includes a converted garage featuring its own WC, offering a flexible space that could serve as an annexe if required.

As you enter, a spacious and inviting hallway greets you, complete with a convenient downstairs WC. Double doors open into the expansive living room, which boasts a charming log burner, creating a warm and welcoming atmosphere. Another set of double doors leads into the sitting room, seamlessly connecting these spaces and creating a generous open area that is perfect for entertaining and family gatherings.

The heart of this home is the open-plan kitchen and dining room, designed with modern family living in mind. The kitchen features a centre island breakfast bar and is fitted with various integral appliances, including a stunning range cooker. This space flows effortlessly into the dining area, creating a great space for entertaining with family and



# Leiston Court, Eye, Peterborough

Approximate Gross Internal Area  
175 Sq M/1883 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.

friends. From the kitchen, an internal door leads to the former double garage, which has been transformed into a large utility area. This versatile space can function as an annexe, complete with its own WC and direct access to the rear garden, making it ideal for multi-generational living.

The first floor of the home is bright and airy, offering four spacious double bedrooms, each equipped with built-in wardrobes for ample storage. The master bedroom is a true retreat, featuring a contemporary en-suite fitted with a modern three-piece suite, providing a luxurious space for relaxation. The remaining bedrooms are generously proportioned, offering comfort and convenience for all family members. The family bathroom on this floor is equally well-appointed with contemporary fittings.

Externally, the property offers a hard-standing driveway with ample space for multiple vehicles, framed by low-maintenance shrub borders.

The westerly-facing rear garden is notably private, enclosed by timber fencing with mature tree and shrub borders that provide a serene backdrop. The garden is predominantly laid to lawn, offering plenty of room for children to play. Two patio seating areas provide ideal spots for relaxing and enjoying summer barbecues, making the outdoor space perfect for both leisure and entertainment. The property has a beautiful outlook and benefits from open fields to the side aspect of the property.

Viewing this property is essential to fully appreciate its superb location and impressive size. Situated in the sought-after village of Eye, this remarkable family home offers a rare opportunity to enjoy luxury living in a peaceful and desirable setting. Don't miss the chance to make this exquisite home your own.

To view this property call Hurfords on: 01733 380956



# Selling your property?

Contact us to arrange a FREE home valuation.

 01733 380956

 Unit 5, The Barns Milton Lane, Castor, PETERBOROUGH, Cambridgeshire , PE5 7DH

 [castor@hurfordss.co.uk](mailto:castor@hurfordss.co.uk)

 [www.hurfordss.co.uk](http://www.hurfordss.co.uk)



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