



**FITZJOHN**  
SALES & LETTINGS

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## 37 The Stables Farcet Peterborough PE7 3LL

Guide price £315,000



\*\*\* NO CHAIN \*\*\* Located in a sought after Village is this modern well presented detached family home. The property has been upgraded throughout including fitted wardrobes and LVT flooring. Accommodation comprises three bedrooms, en suite to master bedroom, kitchen diner with integrated appliances, cloakroom, separate utility room and an air re-circulation system. An enclosed landscaped garden can be found to the rear with patio seating and gazebo, detached single garage and off road parking for upto three vehicles. \*\*\* AN EARLY VIEWING IS A MUST !!! \*\*\*



Entrance Hall

Lounge 5.59m (18'4") x 3.01m (9'11")

Kitchen/Dining Room 5.59m (18'4") x 2.81m (9'3")

Utility 1.98m (6'6") x 1.57m (5'2")

Cloakroom

First Floor Landing

Bedroom 1 5.59m (18'4") max x 3.01m (9'11")

En-suite

Bedroom 3 2.69m (8'10") x 2.29m (7'6")

Bedroom 2 3.21m (10'6") x 2.69m (8'10")

Bathroom

OUTSIDE:  
Landscaped garden to rear enclosed with brick walling and panelled fencing, patio seating area and gazebo. Detached single garage and off road parking for upto three vehicles.

\*\*\* If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property \*\*\*

Area Map



Floor Plans



Energy Efficiency Graph

