



Rectory Lane, Etton Nr. Helpston Peterborough Freehold: £585,000



Key Features



- Prime Village Location with views over open fields
- Access to Peterborough without railway crossing
- Arthur Mellows Village College Catchment
- Master bedroom with en-suite shower room and dressing room
- Four reception rooms including a

dedicated home office, separate dining room and conservatory

This individually built four-bedroom detached home with views over open fields is positioned in the heart of Etton village (between Helpston & Glington) within the sought-after catchment area of Arthur Mellows Village College.

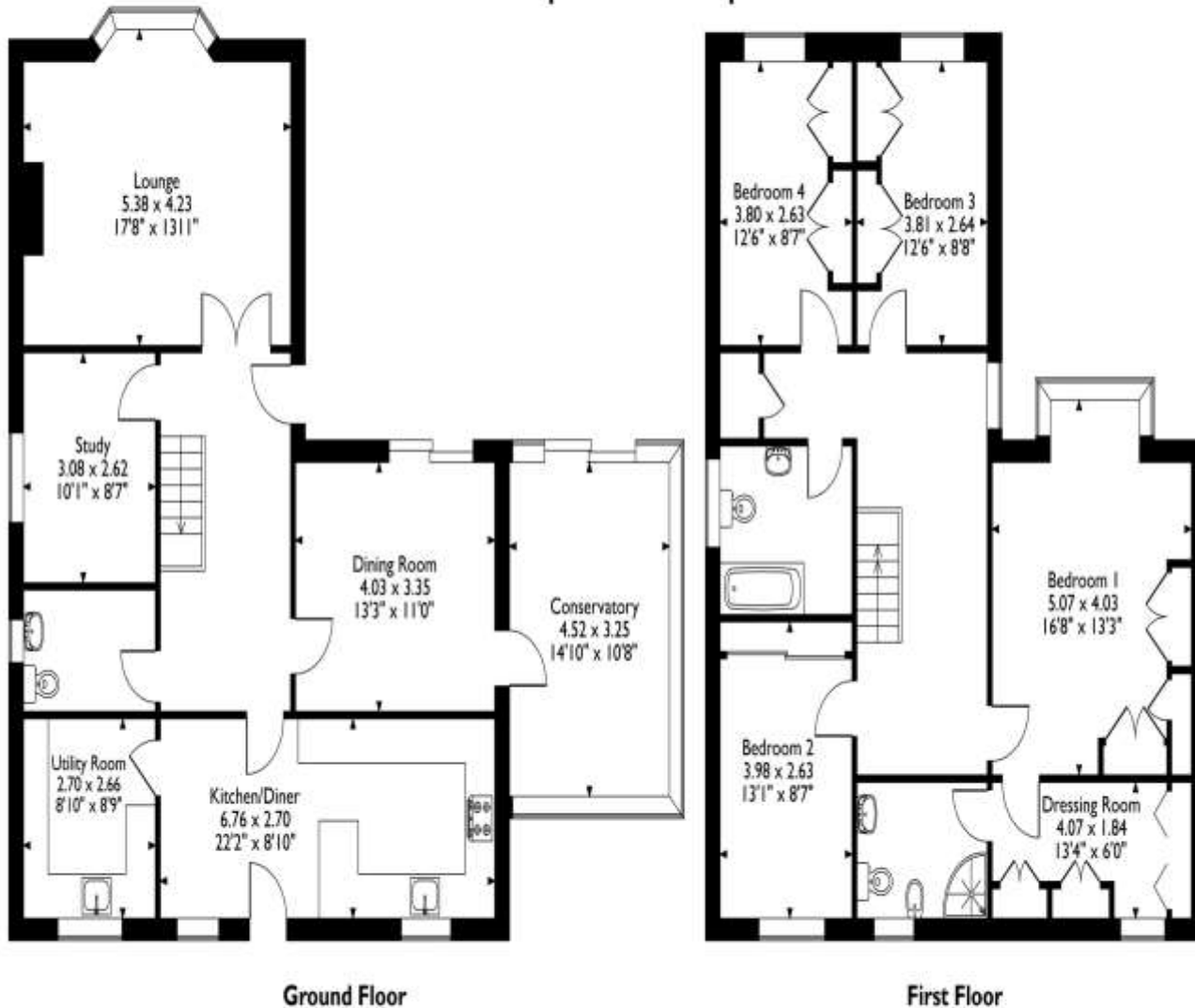
The house is located close to the village green and there is a local pub/restaurant a few minutes' walk away,

This bespoke individual property is built in handmade York brick with decorative brickwork and has extra ceiling height to both storeys.

The heart of the home is the open-plan fully fitted John Lewis kitchen/dining room. The kitchen benefits from integrated Bosch appliances and the separate utility room, accessed off the kitchen, is also fitted with John Lewis Units.



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



This home is designed for modern living, boasting four reception rooms, including a dedicated home office with superfast broadband and 5G mobile signal, 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.

The large hallway leads upstairs to an open, galleried landing.

The master bedroom suite features a thoughtfully designed Sharps fitted dressing room and an en-suite shower room with Aqualisa shower, toilet, sink and bidet.

All four bedrooms have been extensively 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 all been fully fitted with Ellis built-in storage solutions and high-quality Ideal Standard sanitaryware and taps..

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 off-road parking and workshop space.

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.

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