



Fig Tree Cottage Main Road, Etton Peterborough Freehold £450,000

# Key Features



- Renovated and extended character property
- Situated in the heart of Etton village overlooking fields
- Master suite with en-suite beautiful bathroom
- Sitting room with high ceilings, oak trusses and log burning stove
- Open plan kitchen/dining room fitted with oak units and worktops

## Entrance Hallway:

Step into a spacious entrance hallway that immediately impresses with its contemporary tiled flooring and exposed stonework, setting the tone for this elegant property. The house features oak doors throughout, adding a touch of timeless quality and warmth. The entrance hall also provides access to a stylish downstairs cloakroom fitted with a two-piece suite and contemporary stone-style tiled walls, offering a convenient and chic space for guests.

## Kitchen and Dining Area:

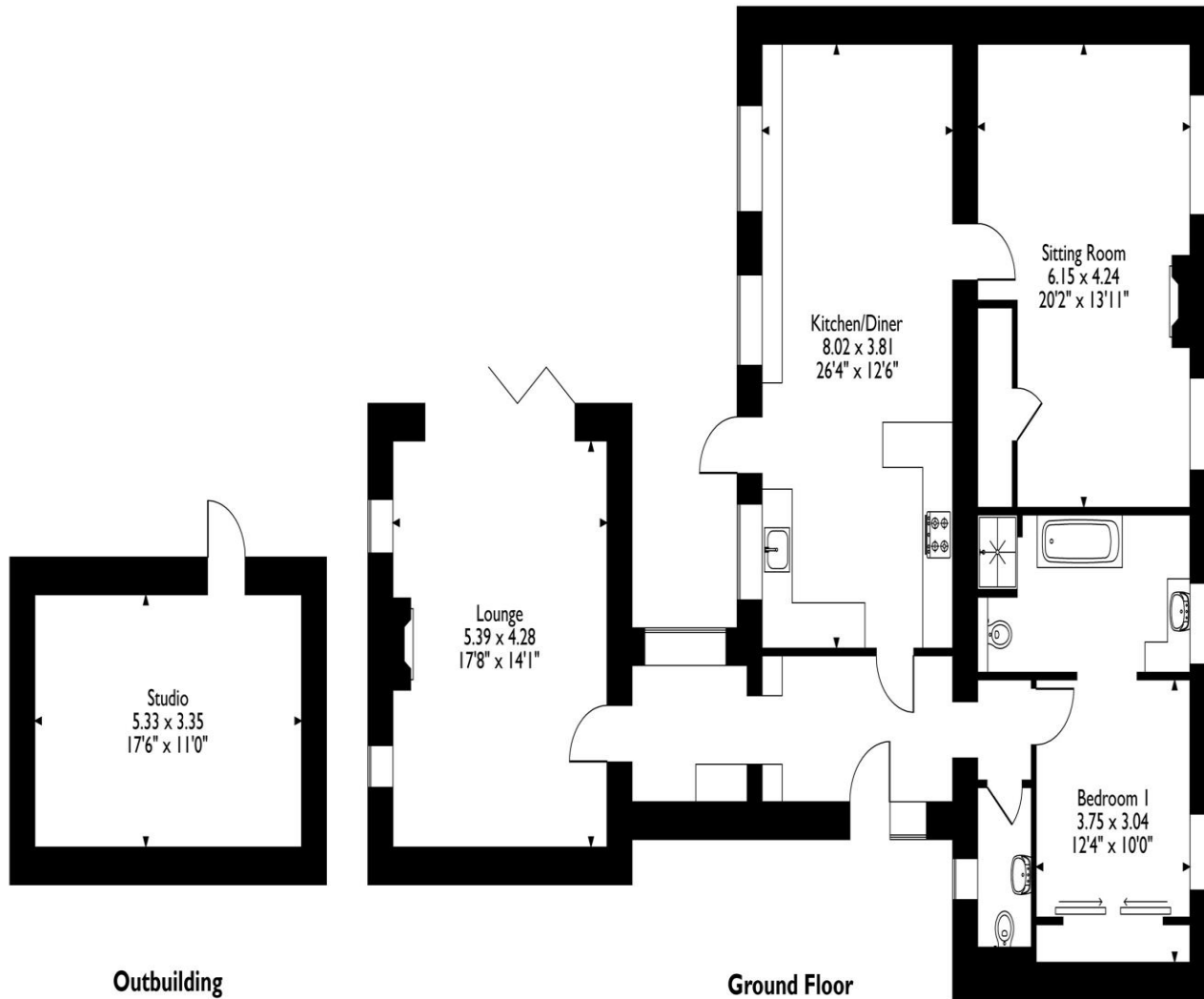
The heart of the home is the recently renovated open-plan kitchen, which showcases a range of shaker-style oak painted base and wall units, complemented by solid oak worktops and a breakfast bar. The kitchen boasts a suite of integrated appliances, including a wine fridge, fridge/freezer, and washing machine, making it as functional as it is beautiful. The kitchen seamlessly flows into the dining area, with contemporary tiled flooring and ample space for dining and storage. A door from the kitchen leads directly to the rear patio, making it perfect for alfresco dining and entertaining.

## Second Bedroom:

Accessible from the kitchen, the spacious second bedroom offers versatility and can serve as a formal dining room or a generous double bedroom. It is tastefully decorated and spacious, making it a comfortable retreat. This room comes equipped with plumbing services, offering the potential for an en-suite installation if desired, adding to the property's flexibility.



Main Road, Etton, Peterborough  
 Approximate Gross Internal Area  
 Main House = 124 Sq M/1335 Sq Ft  
 Outbuilding = 18 Sq M/194 Sq Ft  
 Total = 142 Sq M/1529 Sq Ft



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.

#### Master Bedroom:

Situated at the front of the property, the master bedroom is a beautifully decorated haven of relaxation. It features bespoke fitted wardrobes that provide ample storage space and maintain the room's sleek aesthetic. The en-suite bathroom is a highlight, featuring tiled flooring with electric underfloor heating for added comfort. The luxurious four-piece suite includes a walk-in shower cubicle, a free-standing bathtub, and a wash hand basin with a handmade solid oak vanity unit, providing a spa-like experience at home.

#### Sitting Room:

Accessible from the entrance hallway via an internal corridor with a full-height window, the sitting room is a stunning extension to the property. This room has been thoughtfully designed to keep in character with the rest of the property, featuring solid oak trusses and a contemporary log burner. It is perfect for year-round enjoyment, whether you're relaxing by the fire in winter or opening the bi-folding doors to the rear garden in summer. The contemporary Karndean flooring with wet underfloor heating adds to the comfort and charm, making this room a favourite spot for relaxation and entertaining.

#### Front Garden and Driveway:

The property is accessed via a gravel driveway that offers practical and convenient off-road parking. The driveway has valid planning permission for a carport and is equipped with an electric vehicle charging point, meeting modern needs. The front garden is mainly laid to lawn, providing a welcoming approach, and adding to the property's curb appeal.

#### Rear Garden:

To the rear, a contemporary patio area invites you to enjoy indoor-outdoor living, with steps leading down to a well-maintained garden. The garden is predominantly laid to lawn and is complemented by a variety of shrubs and borders that add colour and interest throughout the seasons. The garden enjoys views over horse stables, creating a serene and picturesque backdrop that enhances the property's rural charm. The garden includes an outbuilding that offer additional flexibility. These spaces can be converted into a home office, subject to planning permission, providing a quiet and convenient workspace. Alternatively, they offer valuable storage space, helping to keep the main house clutter-free.

This property is fitted with enhanced acoustic glazing throughout, ensuring peace and tranquillity in this delightful conservation area. It represents a perfect blend of character and modern living, ready to welcome its new owners into a home that is both stylish and functional. Don't miss the opportunity to own this unique and charming property in the heart of Etton.

# Selling your property?

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