



**The Firs The Street, Yaxley EYE IP23 8BJ**

**welcome to**

## **The Firs The Street, Yaxley EYE**

A beautifully maintained 3-bedroom detached home in Eye featuring a modern kitchen with utility, spacious lounge, family bathroom and conservatory. Outside boasts a landscaped rear garden with summer house, off-road parking for 3-4 cars and garage with electric.

### **Entrance Porch**

Window to side aspect, front door, radiator.

### **Entrance Hall**

Under stair storage, radiator.

### **Cloakroom**

Window to side aspect, w/c, wash basin, heated towel rail.

### **Lounge**

16' 4" x 11' 10" ( 4.98m x 3.61m )

Window to front aspect, two radiators, fire place.

### **Kitchen**

16' 5" x 9' 6" ( 5.00m x 2.90m )

Window to rear aspect, wall and base units, built in sink, integrated appliances, breakfast bar, spot lights, radiator.

### **Utility Room**

6' 5" x 5' 8" ( 1.96m x 1.73m )

Window to side aspect, boiler, radiator, water softener, hard flooring.

### **Conservatory**

7' 5" x 10' 2" ( 2.26m x 3.10m )

Double glazed windows, tiled flooring.

### **Landing**

Window to side aspect, radiator, loft hatch, airing cupboard, carpet flooring.

### **Bedroom 1**

11' 7" Max x 12' Max ( 3.53m Max x 3.66m Max )

### **Bedroom 2**

12' Max x 10' Max ( 3.66m Max x 3.05m Max )

Window to rear aspect, radiator, storage cupboard, carpet flooring.

### **Bedroom 3**

8' 6" x 9' 8" ( 2.59m x 2.95m )

Window to front aspect, radiator, over the stairs storage, carpet flooring.

### **Bathroom**

Window to rear aspect, w/c, wash basin, walk in shower, heated towel rail.

### **Rear Garden**

Patio area, turfed, fence for boundary, summer house with power, oil tank, side gate access.

### **Parking**

Off road parking 3-4 cars

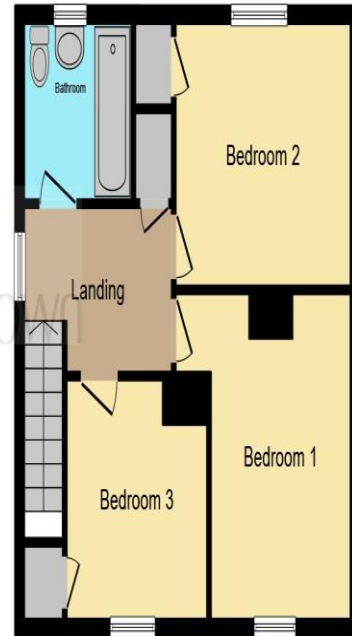
### **Outbuildings**

19' 7" x 9' 3" ( 5.97m x 2.82m )

Manual up and over door, electric, window and door to rear.



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**The Firs The Street,**  
**Yaxley EYE**

- Beautifully presented three-bedroom detached house
- Contemporary kitchen with separate utility room
- Conservatory
- Downstairs cloakroom and family bathroom
- Enclosed rear garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers in excess of  
**£350,000**



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