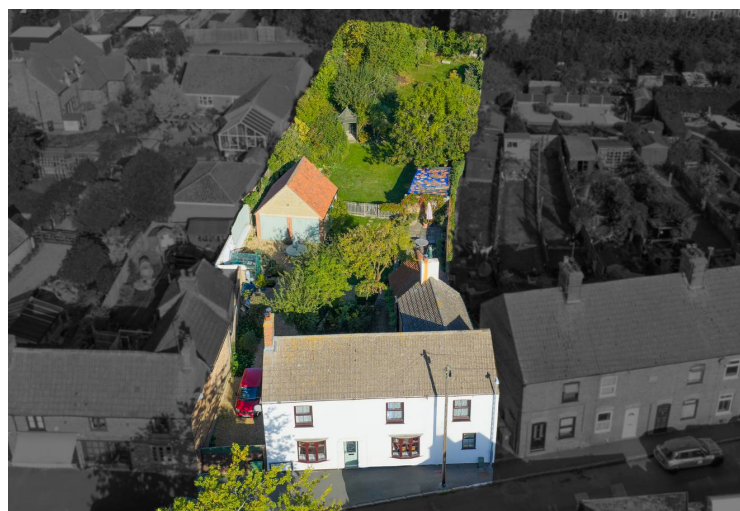




## 1 Middletons Road, Yaxley

£550,000 Freehold

A STUNNING CHARACTER PROPERTY SET WITHIN A CONSERVATION AREA • LOCATED WITHIN THE HEART OF THE VILLAGE BY THE VILLAGE GREEN • EXTENDED TO THE REAR TO CREATE AN ALTERNATIVE YEAR ROUND LIVING AREA (INCLUDES MULTI-FUEL BURNER) • FOUR RECEPTION ROOMS • DECEPTIVELY LARGE REAR GARDEN INCLUDING AN ORCHARD & A RAISED PATIO AREA • GATED ENTRANCE TO SIDE LEADING TO DRIVEWAY & DOUBLE GARAGE WITH LOFT STORAGE (BUILT WITH RECLAIMED AND RECONSTITUTED STONE FROM THE ORIGINAL BARN) • PLANNING PERMISSION LAPSED FOR A TWO STOREY EXTENSION • FIVE PIECE FAMILY BATHROOM WITH FREE STANDING ROLL TOP BATH • INTERNAL FLOOR AREA 2090 SQFT • COUNCIL TAX BAND

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|----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p><b>Floor 0 Building 1</b></p>    |  <p><b>Floor 1 Building 1</b></p> | <div><br/>HUDSON<br/>HOMES</div> <div>Approximate total area<sup>(1)</sup><br/>2090 ft<sup>2</sup><br/>194.2 m<sup>2</sup></div>                  |
|  <p><b>Floor 0 Building 2</b></p> |                                                                                                                     | <div>(1) Excluding balconies and terraces</div> <div>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</div> <div>GIRAFFE360</div> |

You can include any text here. The text can be modified upon generating your brochure.