



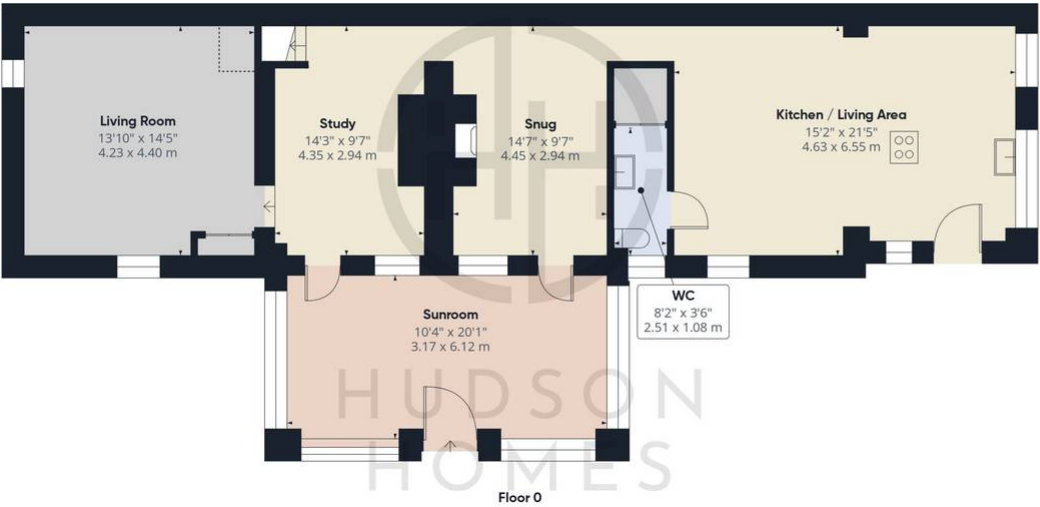
HUDSON
HOMES



45 Main Street, Yaxley

£550,000 Freehold

Refurbished cottage set on a large, fully fenced plot, set back from the main road with open field views • Generous plot extending to approximately 0.36 acres • Open-plan, refitted integrated kitchen/living area featuring a central island • Four generously proportioned reception rooms providing exceptional flexibility and flow throughout the home • Cosy snug with a wood-burner creating a warm, welcoming atmosphere • Primary bedroom featuring a fitted dressing area and an en-suite shower room • Four-piece family bathroom suite plus a convenient downstairs cloakroom • New boiler installed, running on efficient oil central heating • New flooring laid throughout the home for a fresh, modern finish • Generous internal floor area measuring 1,636 sq ft • Conveniently positioned within a short walking distance of Yaxley Infant School • Conveniently located within easy reach of Yaxley's shopping centre, medical facilities, cafés and a selection of restaurants



Approximate total area⁽¹⁾

1710 ft²
158.9 m²

Reduced headroom

6 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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