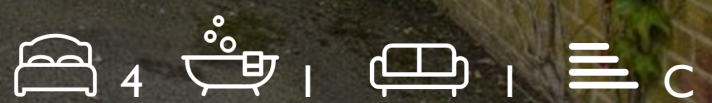




Chancery Lane

Eye, Peterborough, PE6 7YF

Guide Price £300,000 - Freehold , Tax Band - C



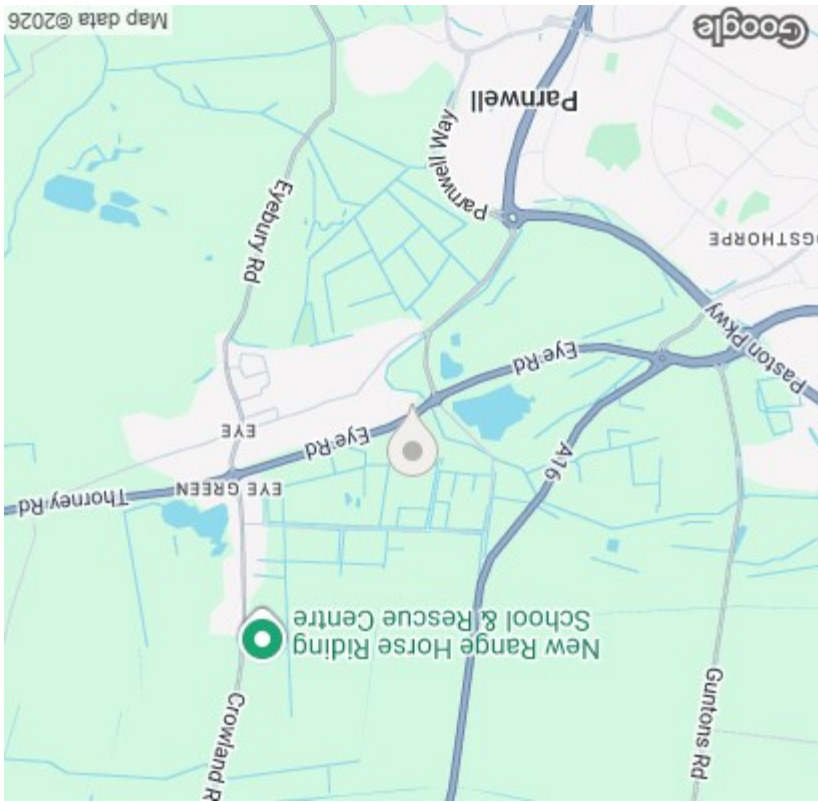
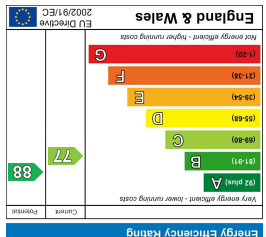
### Floor Plan



### Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



### Area Map

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

# Chancery Lane

Eye, Peterborough, PE6 7YF

Tucked away in the heart of the sought-after village of Eye, just outside Peterborough, this beautifully presented detached family home offers the perfect balance of modern living and village charm. Set on a generous corner plot within a private, select development, it enjoys a peaceful atmosphere while remaining close to everyday amenities and within the catchment area of the renowned Arthur Mellows College, rated 'Outstanding' by Ofsted.

From the moment you step inside, the sense of space and light is clear. The welcoming hallway leads to a bright and airy living room, ideal for cosy family nights in or relaxed get-togethers. At the heart of the home, a stylish refitted kitchen-dining space invites you to gather, cook and entertain, with French doors opening directly onto the garden – the perfect spot for summer barbecues, outdoor dining, or simply unwinding with views of the greenery. The generous garden is designed with lifestyle in mind: a large lawn and patio for children to play or friends to gather, a separate side garden with additional seating area, and a delightful timber summerhouse – a versatile retreat for working from home, creative hobbies, or a quiet escape. Upstairs, four well-proportioned bedrooms provide flexibility for family life, guests, or a dedicated office, all centred around a spacious landing and served by a family bathroom. Thoughtful upgrades, including oak internal doors, solid wood flooring, new uPVC double glazing, and efficient gas central heating, ensure comfort and quality throughout. Practicality is also well catered for, with ample driveway parking, gated side access, and a single garage.

This is more than just a house – it's a home designed for family living, entertaining, and enjoying the best of village life, all while being a short drive from Peterborough and its excellent transport links. Early viewing is highly recommended to fully appreciate the lifestyle this property offers.

- Entrance Hall**  
0.80 x 4.11 (2'7" x 13'5")
- Living Room**  
3.55 x 4.84 (11'7" x 15'10")
- Kitchen Diner**  
5.51 x 3.90 (18'0" x 12'9")
- WC**  
0.91 x 2.24 (2'11" x 7'4")
- Landing**  
0.81 x 2.52 (2'7" x 8'3")
- Master Bedroom**  
2.63 x 4.08 (8'7" x 13'4")
- Bedroom Two**  
2.66 x 3.93 (8'8" x 12'10")
- Bathroom**  
1.88 x 2.18 (6'2" x 7'1")
- Bedroom Three**  
2.81 x 3.16 (9'2" x 10'4")
- Bedroom Four**  
2.76 x 2.42 (9'0" x 7'11")
- EPC - C**  
77/88
- Tenure - Freehold**
- IMPORTANT LEGAL INFORMATION**  
Construction: Standard



- Accessibility / Adaptations: None
- Building safety: No
- Known planning considerations: None
- Flooded in the last 5 years: No
- Sources of flooding: n/a
- Flood defences: No
- Coastal erosion: No
- On a coalfield: No
- Impacted by the effect of other mining activity: No
- Conservation area: No
- Lease restrictions: No
- Listed building: No
- Permitted development: No
- Holiday home rental: No
- Restrictive covenant: No
- Business from property NOT allowed: No
- Property subletting: No
- Tree preservation order: No
- Other: No
- Right of way public: No
- Right of way private: No
- Registered easements: No
- Shared driveway: No
- Third party loft access: No
- Third party drain access: No
- Other: No
- Parking: Detached Garage, Driveway Private
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Fixed Wireless
- Internet Speed: up to 1000Mbps
- Mobile Coverage: EE - Great, O2 - Great, Vodafone - Great



Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.