

The Grove, Whittlesey, Peterborough, PE7 2RF.



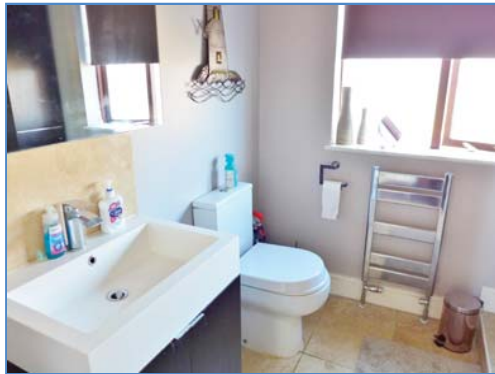
Kitchen



Lounge



Bedroom One



Shower Room



Garden

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential		Current	Potential	
64	77		42	75	

England & Wales EU Directive 2002/91/EC

Energy Performance Certificate

Draft details only may be subject to amendment
None of the statements/measurements in these particulars should be relied on as representations of fact.
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

Harrison Rose

Estate Agents Ltd

FOR SALE



Detached four bedroom family home located in Whittlesey.

The Grove, Whittlesey, Peterborough, PE7 2RF.

- DETACHED FAMILY HOME
- KITCHEN/DINER
- FOUR BEDROOMS
- DOUBLE GARAGE
- ENCLOSED GARDEN

£325,000



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www.harrisonroseproperty.com

Ground Floor

Hall

Entrance door, stairs leading to landing, door to:

Lounge

4.60m (15'1") x 3.96m (13')
Box double glazed window to front, feature multi fuelled wood burner, single radiator, oak flooring, TV and telephone point, double doors.

Family Room

3.96m (13') max x 2.96m (9'8") max
UPVC double glazed window to side, TV point, double doors to storage cupboard.

Kitchen/Breakfast Room

5.40m (17'9") x 3.15m (10'4")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, built-in electric oven and four ring electric hob, space for fridge and washing machine, two double glazed windows to rear, open plan to:

Dining Room

3.15m (10'4") x 3.11m (10'2")
Double glazed window to side, single radiator, sliding door to rear garden.

Utility

3.15m (10'4") x 1.61m (5'3")
Fitted with a sink and cupboard under, space for freezer and washing machine, double glazed window to side, single radiator, door leading to rear garden.

WC

Fitted with two piece suite wash hand basin and low-level WC, single radiator, UPVC frosted double glazed window to front.

First Floor

Landing

Double glazed window to rear, single radiator, access to loft, doors leading to:

Bedroom 1

3.86m (12'8") x 3.20m (17'10") max
Double glazed window to rear, single radiator, open plan to dressing room.

En-suite

Two double glazed windows to front, en-suite to be fitted.

Bedroom 2

4.62m (15'2") max x 2.21m (7'3")
Double glazed window to rear, single radiator, built in wardrobe.

Bedroom 3

3.02m (9'11") x 3.61m (11'10") max
Double glazed window to front, single radiator.

Bedroom 4

2.95m (9'8") x 2.04m (6'8")
Double glazed window to front, single radiator.

Shower Room

Fitted with three piece suite comprising shower cubicle, vanity wash hand basin, low-level WC and heated towel rail, extractor fan tiled splashbacks, frosted double glazed window to front.

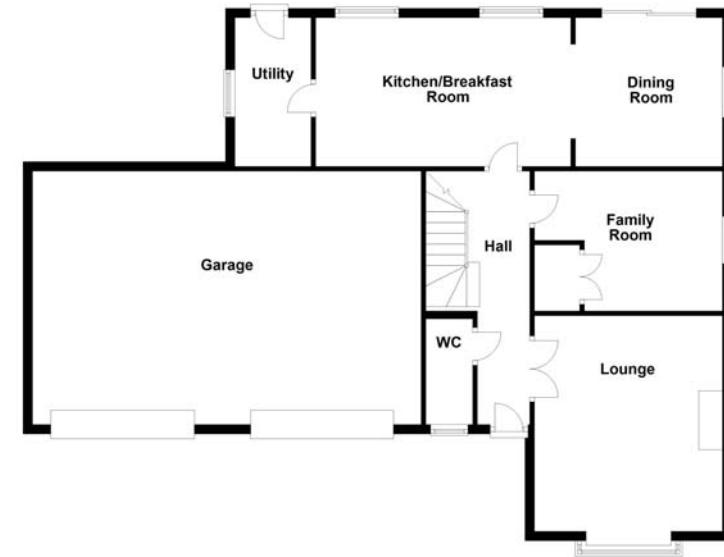
Outside

The outside of the property is granite block paving allowing for off road parking which leads to the double garages, greenery located to the side with a path leading to entrance door and side gate. Enclosed rear garden, mainly laid to lawn with wooden decking area and summer house/ shed.

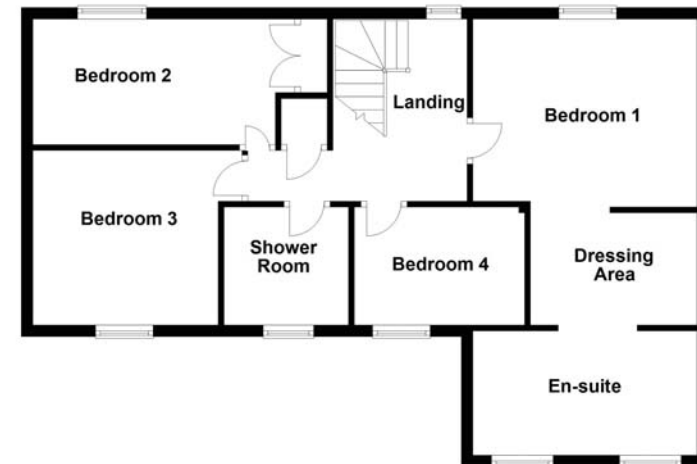
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- Call today to arrange your free valuation -

Ground Floor



First Floor



- To arrange a viewing, please call us 01733 202525 -