

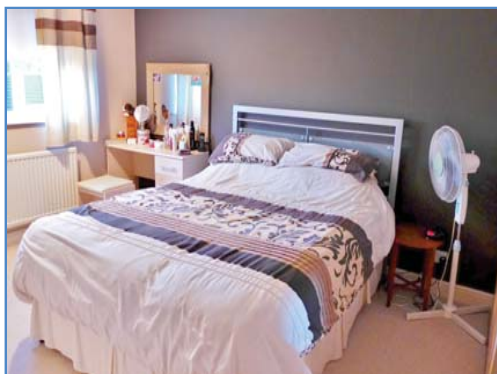
Sandpiper Close, Whittlesey, Peterborough, PE7 1EA.



Kitchen



Lounge



Bedroom



Conservatory



Enclosed Garden

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
78	54	45	73

Energy Performance Certificate

# Harrison Rose

Estate Agents Ltd

## FOR SALE



Well presented three bedroom family home in Whittlesey.  
Sandpiper Close, Whittlesey, Peterborough, PE7 1EA.

- LINKED-DETACHED HOME
- THREE BEDROOMS
- DINING ROOM
- GARAGE & AMPLE PARKING
- ENCLOSED GARDEN

£260,000



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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.

## Ground Floor

### Hall

Entrance door, single radiator, laminate flooring, storage cupboard, stairs leading to landing, doors to:

### Lounge

4.45m (14'7") x 3.66m (12')  
UPVC double glazed box window to front, feature fireplace, single radiator, laminate flooring, telephone point and TV point, coving to textured ceiling, open plan archway to dining room.

### Dining Room

4.27m (14') x 2.95m (9'8")  
Single radiator, laminate flooring, coving to textured ceiling, sliding door to conservatory.

### Kitchen

4.27m (14') x 2.44m (8')  
Fitted with a matching range of base and eye level units with worktop space over, ceramic sink with mixer tap, tiled surround, built-in fridge and dishwasher, fitted gas range cooker, uPVC double glazed windows to side and rear, single radiator, coving to textured ceiling, gas boiler, door to dining room.

### Conservatory

5.12m (16'10") x 3.31m (10'10")  
UPVC double glazed windows surround, single radiator, double doors to rear.

### WC

Fitted with a two piece suite comprising a pedestal wash hand basin and low-level WC, tiled splashbacks, frosted uPVC double glazed window to front.

## First Floor

### Landing

Access to loft, airing cupboard, doors to:

### Bedroom 1

3.51m (11'6")max x 4.22m (13'10")max  
UPVC double glazed window to rear, single radiator, coving to ceiling, door to:

### Shower Room

Fitted with a three piece suite comprising a shower enclosure, wash hand basin and low-level WC, extractor fan, tiled splashbacks, coving to ceiling, frosted uPVC double glazed window to rear.

### Bedroom 2

4.47m (14'8") x 2.73m (8'11")  
UPVC double glazed window to front, single radiator, laminate flooring, coving to ceiling.

### Bedroom 3

3.46m (11'4") x 2.71m (8'11")max  
UPVC double glazed window to front, single radiator, laminate flooring, coving to ceiling.

### Bathroom

Fitted with a three piece suite comprising a bath, pedestal wash hand basin and low-level WC, tiled surround, single radiator, coving to ceiling, frosted uPVC double glazed window to rear.

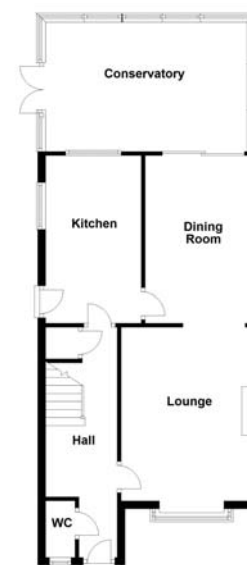
### Outside

The front of the property is gravelled allowing for off road parking with access to an up and over garage, paved pathway leading to side gate. Enclosed rear garden, mainly laid to lawn with a patio area.

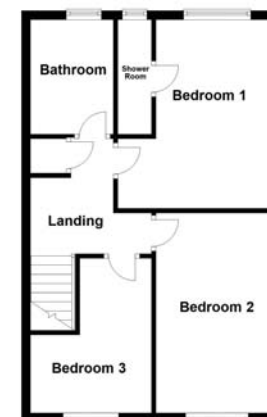
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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