

Kelful Close, Eastrea, Whittlesey, PE7 2EL.



Kitchen



Lounge



Bedroom



Bathroom



Enclosed Garden

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential		Current	Potential	
Not energy efficient - higher running costs 1-20% A 21-35% B 36-50% C 51-65% D 66-80% E 81-95% F 96-100% G			Very environmentally friendly - lower CO ₂ emissions 100-105% A 95-100% B 90-95% C 85-90% D 80-85% E 75-80% F 70-75% G		
		79			76
		54			49
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC			Not environmentally friendly - higher CO ₂ emissions 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 three bedroom house located in Eastrea.

Kelful Close, Eastrea, Whittlesey, PE7 2EL.

- DETACHED FAMILY HOME
- THREE BEDROOMS
- LOUNGE/DINER
- GARAGE & OFF ROAD PARKING
- ENCLOSED GARDEN

£223,000



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Ground Floor

Entrance Hall

Entrance door, single radiator, tiled flooring, coving to textured ceiling, stairs leading to landing, doors to:

Lounge

6.83m (22'5") x 4.06m (13'4")
UPVC double glazed box window to front, two single radiators, tiled flooring, TV point, two wall light points, coving to textured ceiling, open plan to dining room

Kitchen

3.17m (10'5") x 3.13m (10'3")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, built-in electric double oven, built-in four ring hob, space for slim line dishwasher, built in storage cupboard, tiled flooring, uPVC double glazed window to rear, door to:

Utility Room

2.29m (7'6") x 2.00m (6'7")
Fitted with base units, stainless steel sink unit with single drainer and mixer tap, space for washing machine and tumble drier, single radiator, tiled flooring, coving to textured ceiling, uPVC frosted double glazed window to rear, door to:

WC

Fitted with a two piece suite comprising, a vanity wash hand basin and low-level WC, single radiator, tiled flooring, uPVC frosted double glazed window to side,.

Conservatory

UPVC double glazed windows surround, tiled flooring, uPVC double glazed double doors to rear.

First Floor

Landing

UPVC double glazed window to side, built in storage cupboard, coving to textured ceiling, access to loft, door to:

Bedroom 1

4.14m (13'7") x 3.25m (10'8")
uPVC double glazed window to front, single radiator, TV point, coving to ceiling.

Bedroom 2

2.59m (8'6") x 2.00m (6'7")
UPVC double glazed window to rear, radiator, TV point, coving to textured ceiling, door to:

Bedroom 3

2.77m (9'1") x 2.39m (7'10")
UPVC double glazed window to front, storage cupboard, single radiator, door to:

Shower Room

Re-fitted with a three piece suite comprising a shower enclosure, vanity wash hand basin and low-level WC, single radiator, coving to textured ceiling.

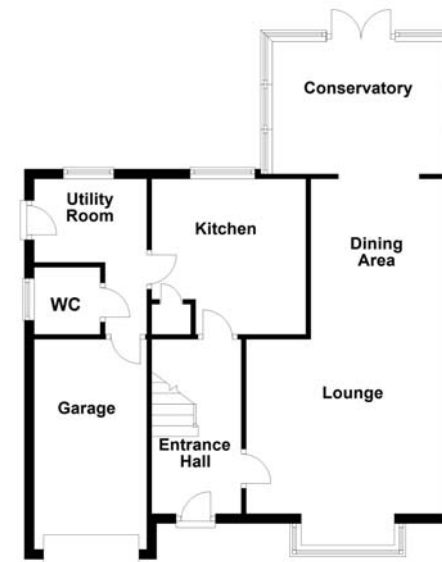
Outside

The front of the property is mainly gravelled allowing for ample off road parking allowing for access to garage via electronic door. Enclosed rear garden mainly laid to lawn with a patio and decking area, decorative gravel to border, external tap and lighting.

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- Call today to arrange your free valuation -

Ground Floor



First Floor



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