

Viking Way, Whittlesey, Peterborough, PE7 1DU.



Kitchen



Lounge



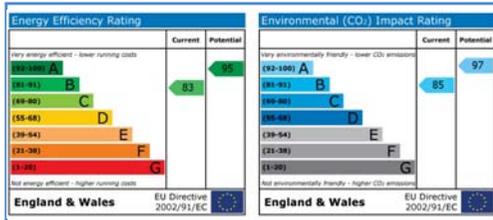
Conservatory



Bedroom One



Rear Aspect



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 family house located in Whittlesey.

Viking Way, Whittlesey, Peterborough, PE7 1DU.

- DETACHED FAMILY HOME
- THREE BEDROOMS
- CONSERVATORY
- GARAGE & OFF ROAD PARKING
- ENCLOSED GARDEN

£222,995



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Ref: 1233

www.harrisonroseproperty.com

## Ground Floor

### Hall

Entrance door, single radiator, telephone point, stairs to landing, doors to:

**Kitchen** 4.67m (15'4") x 2.00m (6'7")

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, fitted cooker and dishwasher, tiled flooring, coving to ceiling, uPVC double glazed window to front, door to conservatory.

**Lounge** 5.95m (19'6") x 3.37m (11'1")

Feature gas fireplace, karndean flooring, TV point, UPVC window to front.

**Conservatory** 2.79m (9'2") x 7.19m (23'7")

Surround uPVC double glazed windows, tiled floor, uPVC double glazed door to rear.

### WC

Fitted with a two piece suite, comprising a low level WC and pedestal wash hand basin.

## First Floor

### Landing

UPVC double glazed window to rear, access to loft, storage cupboard, doors to:

**Bedroom 1** 4.22m (13'10")max x 3.05m (10')

UPVC double glazed window to front, single radiator.

**Bedroom 2** 3.38m (11'1") x 2.80m (9'2")

UPVC double glazed window to rear, single radiator, coving to ceiling.

**Bedroom 3** 2.82m (9'3") x 1.99m (6'6")

UPVC double glazed window to rear, single radiator, coving to ceiling.

### Shower Room

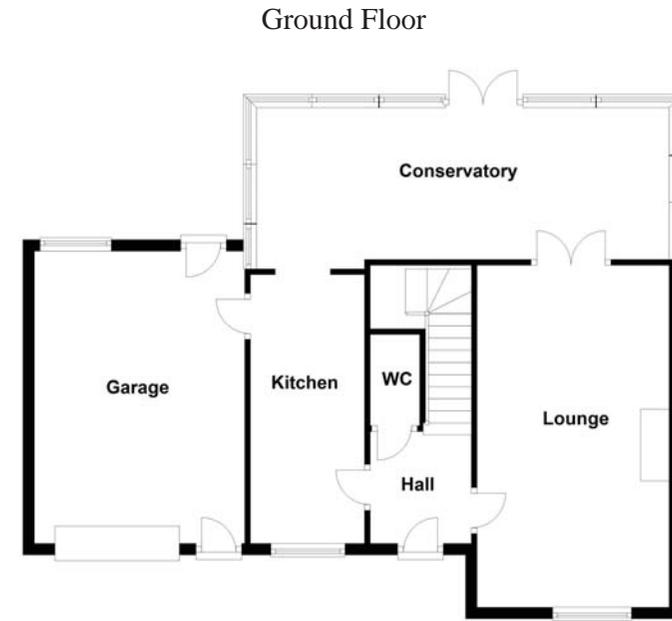
Fitted with three piece suite comprising a shower enclosure, low-level WC and vanity wash hand basin, shaver point, uPVC frosted double glazed window to front.

### Outside

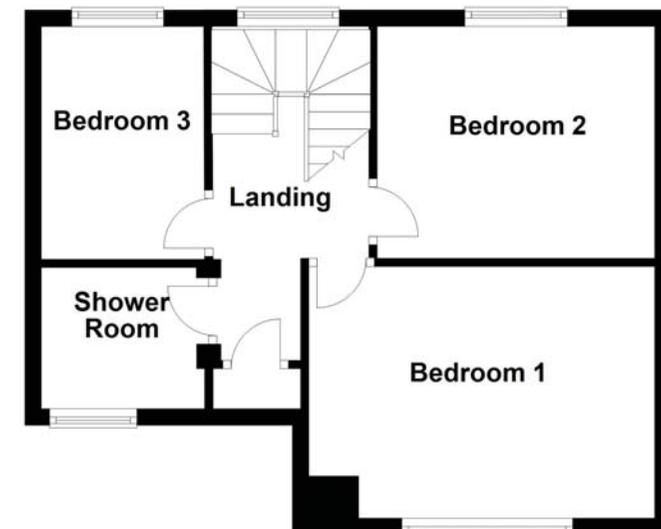
The front of the property is mainly laid to lawn with block paving to the side allowing for off road parking, access to a garage via an electric door and a door to the front. Enclosed garden, mainly laid to lawn with a patio area, shrubs and bushes to border, door leading to garage.

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- Call today to arrange your free valuation -



First Floor



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