

Reubens Yard, Whittlesey, Peterborough, PE7 1HP.



Kitchen



Lounge



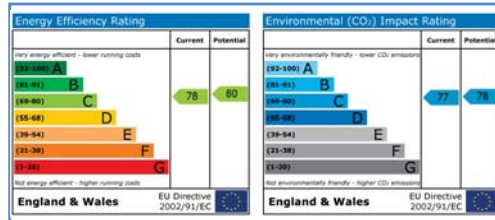
Dining Room



Bedroom



Rear Aspect



Energy Performance Certificate

# Harrison Rose

Estate Agents Ltd

## FOR SALE



Detached four bedroom family home located in Whittlesey.

Reubens Yard, Whittlesey, Peterborough, PE7 1HP.

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- DINING ROOM
- GARAGE & OFF ROAD PARKING
- NO FORWARD CHAIN

**£239,995**



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www.harrisonroseproperty.com

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**  
UPVC double glazed window to front, single radiator, laminate flooring, stairs to landing, open plan to kitchen, doors to:

**Lounge** 5.64m (18'6") x 3.20m (10'6")  
UPVC double glazed window to front, single radiator, laminate flooring, TV point, fireplace, uPVC double glazed double doors to rear.

**Kitchen** 3.15m (10'4") x 2.44m (8')  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, built-in oven with four ring gas hobs and extractor hood over, space for fridge, , tiled flooring, coving to ceiling, uPVC double glazed window to rear.

**Dining Room** 3.15m (10'4") x 2.75m (9')  
UPVC double glazed window to front, single radiator, coving to ceiling, door to rear.

**Utility** 2.16m (7'1") x 1.71m (5'7")  
Fitted with base units with worktop space over, sink with mixer tap, space for washing machine and tumble dryer, single radiator, access to gas boiler.

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

## First Floor

**Landing**  
UPVC double glazed window to rear, single radiator, access to storage cupboard, doors to:

**Bedroom 1** 3.50m (11'6")max x 3.33m (10'11") max  
UPVC double glazed window to front, single radiator, coving to ceiling, door to:

**En-suite**  
Fitted with a three piece suite comprising a shower enclosure, pedestal wash hand basin and low-level WC, shaver point, single radiator, coving to ceiling, uPVC frosted double glazed window to rear.

**Bedroom 2** 3.25m (10'8")max x 2.84m (9'4") max  
UPVC double glazed window to front, single radiator.

**Bedroom 3** 3.20m (10'6") x 2.70m (8'10")  
UPVC double glazed window to rear, single radiator.

**Bedroom 4** 3.07m (10'1") x 2.38m (7'10")  
UPVC double glazed window to front, single radiator.

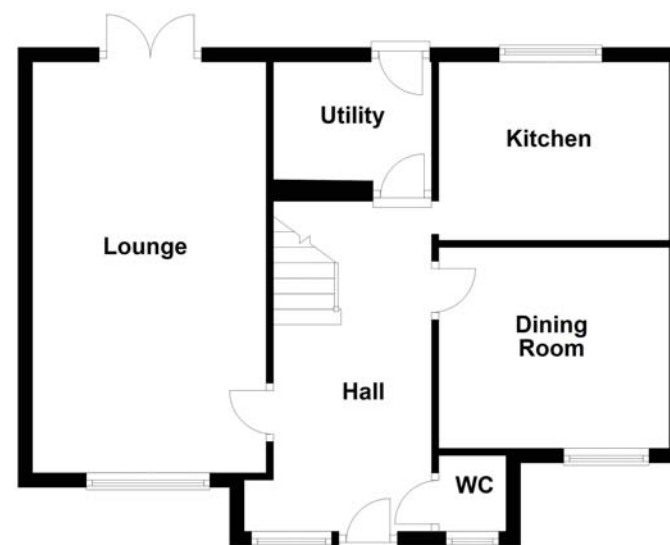
**Bathroom**  
Fitted with a three piece suite comprising a bath, pedestal wash hand basin and low-level WC, shaver point, coving to ceiling, uPVC frosted double glazed window to rear.

**Outside**  
The front of the property is mainly laid paved allowing for off road parking and access to an up an over garage, side gate. Enclosed garden mainly laid to lawn with a patio area, external access to garage, external tap and lighting.

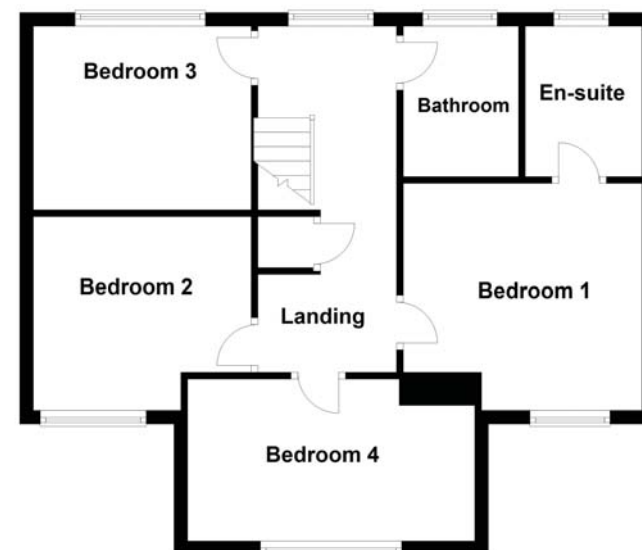
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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