

Mayfield Road, Eastrea, Whittlesey, PE7 2AY.



Kitchen



Lounge



Dining Area



Bedroom



Enclosed Garden

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (92-100)			A (82-90)		
B (81-91)			B (69-81)		
C (69-80)			C (55-68)		
D (55-68)			D (46-54)		
E (46-54)			E (39-45)		
F (39-45)			F (31-38)		
G (31-38)			G (21-30)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			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 family home located in Eastrea.

Mayfield Road, Eastrea, Whittlesey, PE7 2AY.

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

£ 319,995



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Ref: 1308

www.harrisonroseproperty.com

Ground Floor

Hall

Entrance door, single radiator, telephone point, solid oak flooring, stairs leading to landing, doors to:

Lounge

4.69m (15'4") x 4.18m (13'9")
Feature cast iron wood burner stove, single radiator, TV point, coving to ceiling, bi-fold solid wood door to rear garden, open plan to:

Dining Area

5.60m (18'4") x 2.95m (9'7")
UPVC double glazed window to side, solid oak flooring, single radiator.

Kitchen/Breakfast Room

5.20m (17'1")max x 3.07m (10'10")max
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, breakfast bar, fitted range master cooker including double oven, grill, plate warmer, five ring gas hob with extractor hood over, built in dishwasher, single radiator, karndeian flooring, uPVC double glazed window to front and rear, door to:

Utility

1.66m (5'5") x 1.62m (5'4")
Fitted with a matching range of base and eye level units with worktop space over, belfast sink with mixer tap, single radiator, space for washing machine, karndeian flooring, uPVC double glazed window to rear, door to rear.

Study

2.17m (7'1") x 2.10m (6'9")
UPVC double glazed window to front, single radiator, telephone point.

WC

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

First Floor

Landing

UPVC double glazed window to side, access to loft, doors to:

Bedroom 1

4.07m (13'4") x 3.63m (11'11")
Wood double glazed velux window to rear, single radiator, telephone and TV point.

Bedroom 2

4.07m (13'4") x 3.22m (10'7")
UPVC double glazed window to front, single radiator.

Bedroom 3

3.23m (10'7") max x 2.54m (8'4")max
Wood double glazed velux window to rear, laminate flooring, TV point, access to storage cupboard.

Bathroom

Fitted with a four piece suite comprising a bath, walk-in shower enclosure, pedestal wash hand basin and low-level WC, heated towel rail, extractor fan, uPVC double glazed frosted window to front.

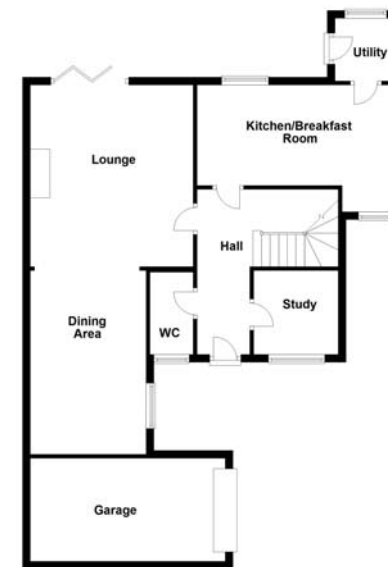
Outside

The front of the property is mainly laid to gravel allowing for ample off road parking with access to a garage to the front, side gate. Garage with electric with electric roller door and power with side access. Enclosed rear garden, mainly laid to lawn with a patio area, a mixture of shrubs and bushes to border, field views to the rear, external tap and lighting.

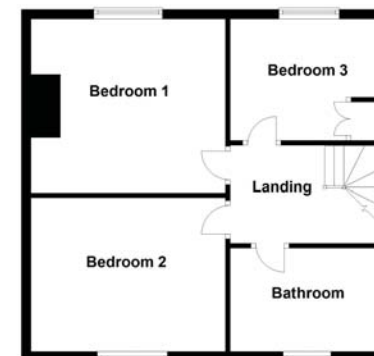
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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