

Church Street, Whittlesey, Peterborough, PE7 1DB.



Kitchen



Lounge



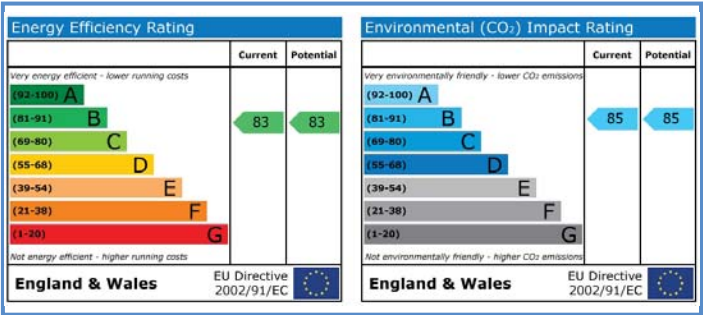
Bathroom



En-suite



Garage & Off Road Parking



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 Whittlesey.  
**Church Street, Whittlesey, Peterborough, PE7 1DB.**

- NEW BUILD PROPERTY
- DETACHED FAMILY HOME
- THREE BEDROOMS
- GARAGE & OFF ROAD PARKING
- NO FORWARD CHAIN

**£274,995**



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Ref: 1405 [www.harrisonroseproperty.com](http://www.harrisonroseproperty.com)

Ground Floor

Hall

Entrance door, built-in storage cupboard, under floor heating doors to:

**Lounge** 5.34m (17'6") max x 3.24m (10'8")

UPVC double glazed sash bay window to front, under floor heating, TV point, ceiling lights.

**Kitchen/Diner** 5.28m (17'4")max x 3.71m (12'2") max

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 microwave, electric oven and grill, four ring electric hob and extractor hood, built-in fridge, freezer, dishwasher and washing machine, ceiling lights, TV point, under floor heating tiled flooring, uPVC double glazed window to rear, uPVC double doors leading to rear garden.

WC

Fitted with a two piece suite comprising a vanity wash hand basin and low-level WC, extractor fan, under floor heating.

First Floor

Landing

Access to loft, built-in storage cupboard, doors to:

**Bedroom 1** 4.34m (14'3")max x 3.17m (10'5")max

UPVC sash double glazed window to front, single radiator, TV point with ceiling lights, door to:

En-suite

Fitted with a three piece suite comprising, a rain head shower enclosure, vanity wash hand basin and low-level WC, heated towel rail, extractor fan, tiled flooring, skylight.

**Bedroom 2** 3.30m (10'10")max x 2.80m (9'2")max

UPVC double glazed window to rear, TV point, ceiling lights, single radiator.

**Bedroom 3** 3.68m (12'1")max x 2.69m (8'10")max

UPVC double glazed window to rear, single radiator, TV point, ceiling lights.

Bathroom

Fitted with a three piece suite comprising a bath with rain shower over, vanity wash hand basin, low level WC, heated towel rail, extractor fan, ceiling lighting, tiled floor and tiled splashbacks, uPVC double glazed window to side.

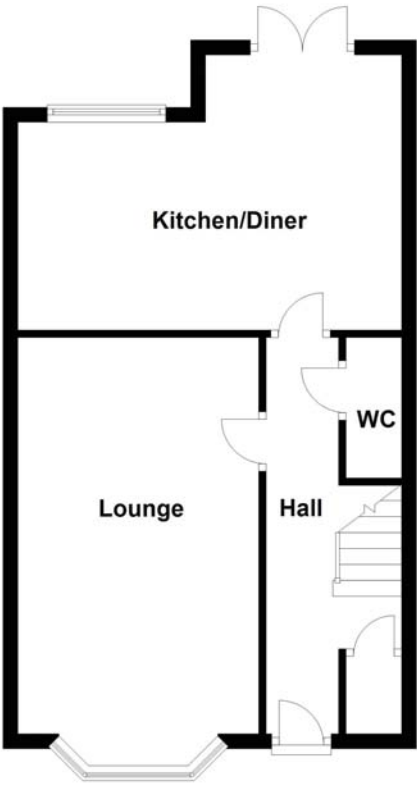
Outside

The front of the property has a pathway leading to front entrance door, slate flower beds to either side of pathway, driveway leading to electronic garage with parking to the side, door leading to rear garden. Enclosed rear garden, mainly laid to lawn with patio area, pathway leading to external door to garage.

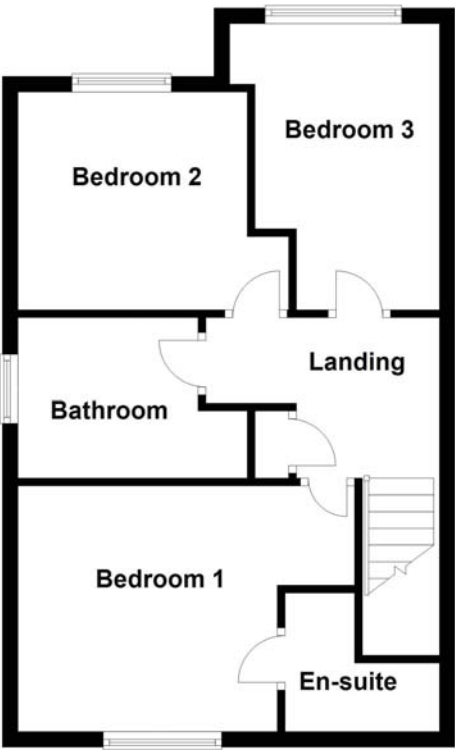
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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