

Station Road, Whittlesey, Peterborough PE7 1UW



Lounge



Kitchen



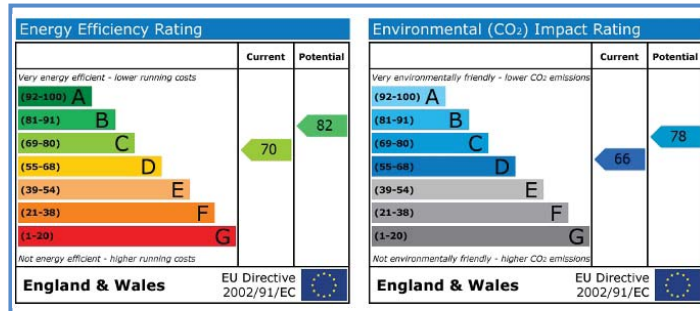
Dining Room



Garden



Garage & 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



Unique & spacious family home close to Whittlesey center.

Station Road, Whittlesey, Peterborough PE7 1UW

**£239,995**

- DETACHED HOUSE
- THREE BEDROOMS
- SPACIOUS ACCOMODATION
- DOUBLE GARAGE & PARKING
- NO FORWARD CHAIN



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www.harrisonroseproperty.com



## Ground Floor

### Dining Room 3.53m (11'7") x 3.53m (11'7")

Entrance door, UPVC double glazed sash window to front, radiator, karndean flooring, Bose speakers in ceiling, opening to:

### Living Room 4.57m (15') max x 3.53m (11'7") max

UPVC double glazed sash window to side, feature fireplace with Cast Iron multi fuel burner, radiator, karndean flooring, telephone point, TV point, stairs to first floor, opening to:

### Kitchen/Breakfast Room 5.00m (16'5") x 3.53m (11'7")

Fitted with a matching range of base and eye level units with Bamboo worktop space over, 1+1/2 bowl sink unit with single drainer and mixer tap, water softener, integrated dishwasher, built-in electric double oven, built-in four ring Induction hob with extractor hood, four uPVC double glazed sash windows to side, radiator, karndean flooring, ceiling spotlights, door to:

### Lobby

Two uPVC double glazed sash windows to side, radiator, karndean flooring, access to loft, door to side of property, walk-in store cupboard housing space for washing machine and tumble dryer, door to:

### Cloakroom

UPVC double glazed sash window to side, two piece suite comprising W.C and wash hand basin, heated towel rail, karndean flooring, wall mounted combi gas boiler.

### Bedroom 3 or Office 4.11m (13'6") x 3.50m (11'6")

UPVC double glazed sash window to side, uPVC double glazed sash window to front, radiator, door to:

### Double Garage (24'11 x 13'9)

With power and light connected, electric up and over doors.

## First Floor

### Landing

Two uPVC double glazed sash windows to side, door to:

### Bedroom 1 3.56m (11'8") x 3.56m (11'8")

UPVC double glazed sash window to front, radiator, telephone point, TV point, over stairs storage cupboard.

### Bedroom 2 3.53m (11'7") x 2.46m (8'1")

UPVC double glazed sash window to side, radiator, TV point.

### Bathroom

Fitted with four piece suite comprising bath, wash hand basin, W.C and shower enclosure, full height tiling to all walls, heated towel rail, extractor fan, uPVC double glazed sash window to side, tiled flooring, ceiling spotlights.

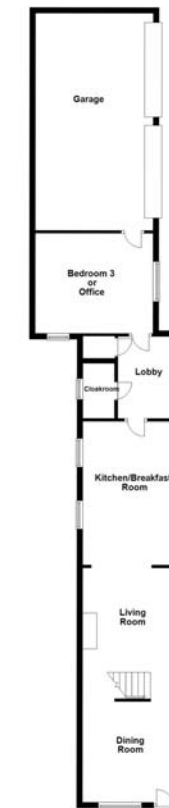
### Outside

The property benefits from gated ample parking on the driveway which leads to a Double Garage. The front of the property is laid to gravel with further side gravelled area and double power point. Added security with lighting and hot and cold taps. Further benefits include a potting shed, paved patio area and koi pond. The mature enclosed rear garden is mainly laid to lawn with well stocked flower and shrub beds and fruit trees. To the rear of the garden is a sizeable vegetable garden and a further raised patio/seating area.

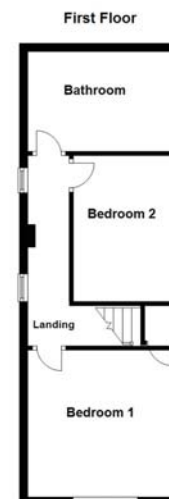
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**- Call today to arrange your free valuation -**

Ground Floor



First Floor



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