

Coates Road, Eastrea, Whittlesey PE7 2BA



Lounge



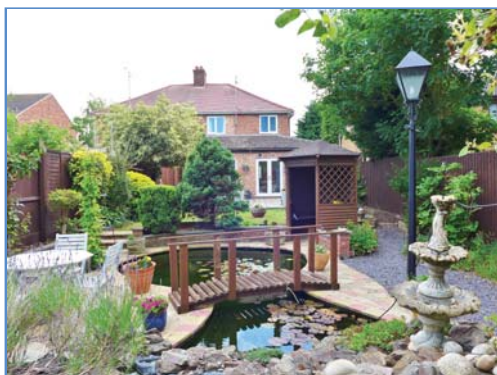
Kitchen



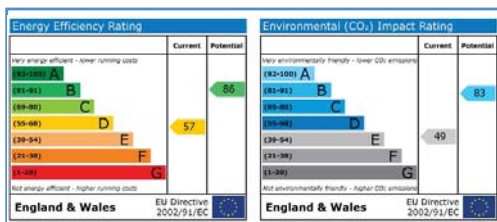
Dining Room



Garden



Rear Aspect



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



Three bed, spacious family home in the village of Eastrea.

Coates Road, Eastrea, Whittlesey PE7 2BA

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- SPACIOUS ACCOMODATION
- GENEROUS & MATURE GARDEN
- AMPLE OFF ROAD PARKING

£239,000



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Ref: 1432

www.harrisonroseproperty.com

## Ground Floor

### Entrance Hall

Entrance door, stairs to first floor, under stairs storage cupboard, laminate flooring, coving to textured ceiling, door to:

**Family Room** 3.81m (12'6") max x 3.62m (11'11")

UPVC double glazed bay window to front, radiator, laminate flooring, telephone point, TV point, coving to textured ceiling.

**Lounge** 4.11m (13'6") x 3.45m (11'4")

Radiator, laminate flooring, TV point, coving to textured ceiling, double doors to:

**Dining Room** 3.17m (10'5") x 3.05m (10')

Radiator, laminate flooring, coving to textured ceiling, double doors to garden, door to:

**Kitchen/Dining Room** 6.30m (20'8") x 2.26m (7'5")

Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, integrated fridge, freezer and dishwasher, built-in electric double oven, built-in induction hob with extractor hood over, uPVC double glazed window to side, radiator, laminate flooring, ceiling spotlights, door to:

### Lobby

Storage cupboard, door to rear garden and door to:

### Cloakroom

UPVC double glazed window to rear, fitted with two piece suite comprising W.C and wash hand basin, radiator.

## First Floor

### Landing

UPVC double glazed window to side, radiator, access to loft, door to:

**Bedroom 1** 3.68m (12'1") max x 3.67m (12')

UPVC double glazed window to front, radiator, coving to textured ceiling, fitted wardrobes.

**Bedroom 2** 4.09m (13'5") x 3.67m (12') max

UPVC double glazed window to rear, storage cupboard and fitted wardrobes, radiator, coving to textured ceiling.

**Bedroom 3** 2.41m (7'11") x 2.18m (7'2")

UPVC double glazed window to front, radiator, coving to textured ceiling.

### Bathroom

Fitted with four piece suite comprising bath, wash hand basin, shower enclosure and WC, full height tiling to all walls, uPVC double glazed window to rear, radiator.

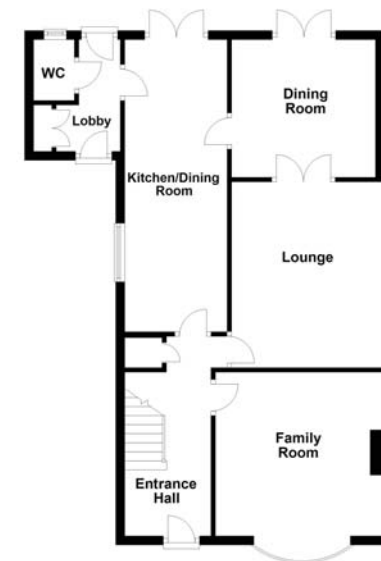
### Outside

The front of the property benefits from ample off road parking. The mature enclosed rear garden is well stocked with varieties of plants and shrubs. Paved patio area, lawned garden and feature sunken fish pond with ornamental bridge over, security lighting and garden tap.

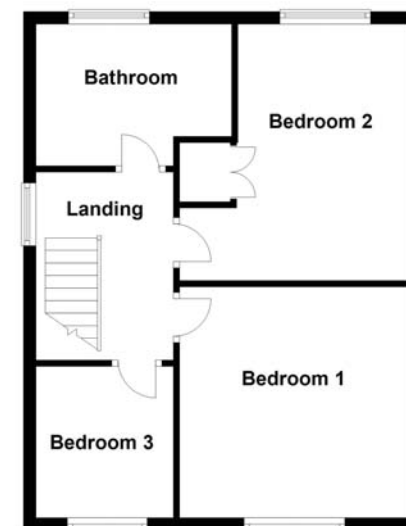
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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