

Whittlesey Road, Benwick, Whittlesey, PE15 0XJ.



Kitchen/ Diner



Lounge



Land



Driveway



Ariel View

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
Current	Potential		Current	Potential	
<small>Very energy efficient - lower running costs</small> A 92-100 B 81-91 C 69-80 D 55-68 E 39-54 F 21-38 G 1-20 <small>Not energy efficient - higher running costs</small>			<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> A 102-100 B 81-91 C 69-80 D 55-68 E 39-54 F 21-38 G 1-20 <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>		
		67			44
		26			21
England & Wales <small>EU Directive 2002/91/EC</small>			England & Wales <small>EU Directive 2002/91/EC</small>		

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 bed bungalow with two acres of land.

Whittlesey Road, Benwick, Whittlesey, PE15 0XJ.

- TWO ACRES OF LAND
- DETACHED BUNGALOW
- THREE BEDROOMS
- AMPLE OFF ROAD PARKING
- FREESTANDING HARD SURFACE

£249,995



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## Ground Floor

### Hall

Entrance door, single radiator, doors to:

**Lounge** 3.83m (12'7") x 3.25m (10'8") max  
UPVC double glazed window to side, single radiator, TV point, door to:

**Kitchen** 6.77m (22'2") x 2.66m (8'9")  
Fitted with a matching range of base and eye level units, 1+1/2 bowl sink with mixer tap, built-in electric oven with four ring electric hob with extractor hood, built-in fridge, freezer and dishwasher, single radiator, uPVC double glazed window to rear and side, open plan to:

**Dining Area** 5.72m (18'9") x 2.31m (7'7")  
UPVC double glazed window to side, single radiator, TV point, sliding doors to:

**Conservatory** 5.72m (18'9") x 2.31m (7'7")  
UPVC double glazed window surround, two single radiators, double doors to rear garden.

**Utility Area** 4.36m (14'4") x 3.67m (12'1")  
Fitted with a matching range of base units, uPVC double glazed window surround, door to rear garden.

**Bedroom 1** 3.20m (10'6") max x 2.84m (9'4") max  
UPVC double glazed window to front, coving to textured ceiling, access to built-in wardrobe, single radiator.

**Bedroom 2** 2.90m (9'6") x 2.52m (8'3")  
UPVC double glazed window to front, coving to textured ceiling, single radiator.

**Bedroom 3** 2.84m (9'4") x 2.58m (8'5")  
UPVC double glazed window to side, single radiator.

**WC**  
Fitted with a two piece suite comprising a low level WC and pedestal wash hand basin.

**Bathroom**  
Fitted with a three piece suite comprising a bath, pedestal wash hand basin and low-level WC, half tiled walls, access to cupboard housing a boiler, frosted uPVC double glazed window to rear.

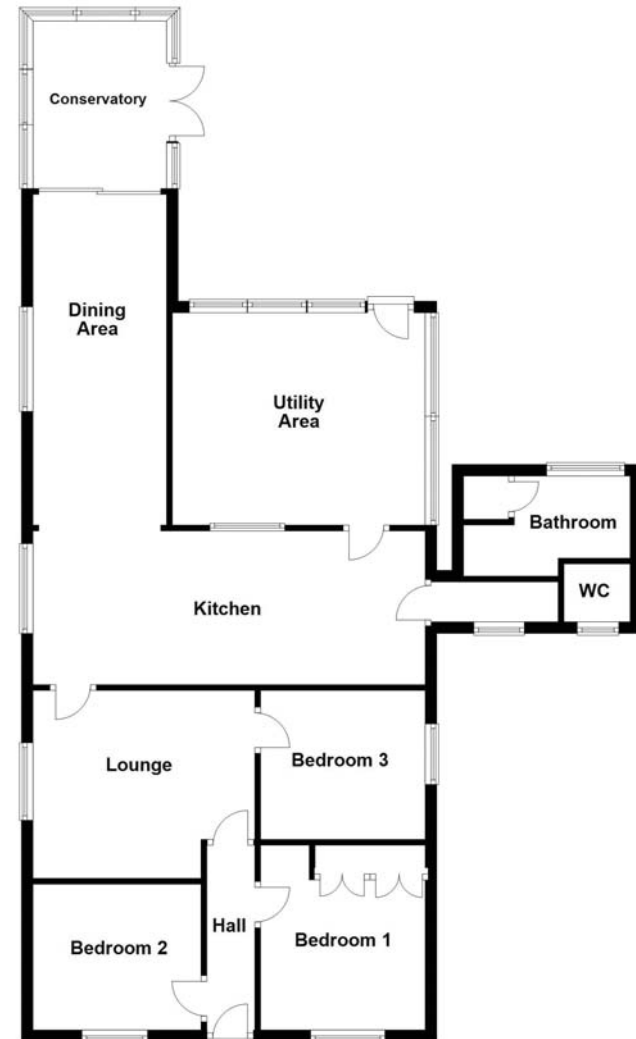
**Outside**  
The front of the property is mainly laid to lawn with a pathway leading to the front door, a mixture of shrubs and bushes to side of the property. Gravelled and gated side entrance which in turn leads to a large parking and hard standing area. The property benefits from assorted out buildings. The grounds extend to approximately 2 acres and is mainly laid to grass land. We are informed that a further 2 acres of land is available subject to separate negotiation.

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- Call today to arrange your free valuation -

Floorplan



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