

Eastrea Road, Whittlesey, Peterborough PE7 2AJ



Lounge



Kitchen



Conservatory



Garden



Rear Aspect

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
Energy efficient - lower running costs 92-100 <b>A</b> 81-91 <b>B</b> 69-80 <b>C</b> 55-68 <b>D</b> 39-54 <b>E</b> 21-38 <b>F</b> 1-20 <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions 10-100 <b>A</b> 60-99 <b>B</b> 30-59 <b>C</b> 10-29 <b>D</b> 1-9 <b>E</b> 1-9 <b>F</b> 1-9 <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	63		77

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



Spacious family home with extensive garden in Whittlesey

Eastrea Road, Whittlesey, Peterborough PE7 2AJ

- DETACHED HOUSE
- THREE BEDROOMS
- SPACIOUS ACCOMODATION
- CONSERVATORY
- GARAGE & PARKING

**£289,995**



T: 01733 202525 | info@harrisonroseproperty.com | F: 01733 202962

Ref: 1440

www.harrisonroseproperty.com

## Ground Floor

### Front Porch

UPVC double glazed entrance door, door to:

### Hall

Radiator, telephone point, stairs leading to first floor landing, door to:

### Lounge

7.39m (24'3") x 3.61m (11'10")  
UPVC double glazed box window to front, fitted gas fire with feature surround, built-in storage cupboard, two double radiators, TV point, coving to textured ceiling, double door to Kitchen/Diner, built in storage cupboards,

### Kitchen/Diner

5.53m (18'2") max x 3.65m (12')  
Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, stainless steel sink with single drainer and mixer tap, space for fridge, dishwasher and washing machine, built-in electric oven, built-in electric hob with extractor hood over, uPVC double glazed window to side, uPVC double glazed window to rear, radiator, textured ceiling, uPVC double glazed back door to:

### Conservatory

5.53m (18'2") x 1.93m (6'4")  
Half brick and uPVC double glazed construction with uPVC double glazed windows and double polycarbonate roof, uPVC double glazed French doors to garden, door to:

### WC

UPVC frosted double glazed window to side, fitted with close coupled WC.

## First Floor

### Landing

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

### Bedroom 1

3.64m (11'11") x 3.60m (11'10") plus 2.31m (7'7") x 2.31m (7'7")  
UPVC double glazed window to front, radiator.

### Bedroom 2

3.60m (11'10") x 3.60m (11'10")  
UPVC double glazed window to rear, built in Storage cupboards, radiator.

### Bedroom 3

2.49m (8'2") x 1.83m (6')  
UPVC double glazed window to front, radiator.

### Shower Room

Fitted with a three piece suite comprising tiled shower enclosure with fitted electric shower over, pedestal wash hand basin and close coupled WC tiled surround, uPVC frosted double glazed window to rear.

### OUTSIDE:

To the front, front garden with a variety of shrubs, enclosed by brick wall, gravel driveway to the side leading to garage and with off-road parking area for several car).

Enclosed rear garden with a variety of shrubs, laid to lawn with paved area, sunken pond area, aluminium greenhouse and extensive and mature vegetable garden to the rear.

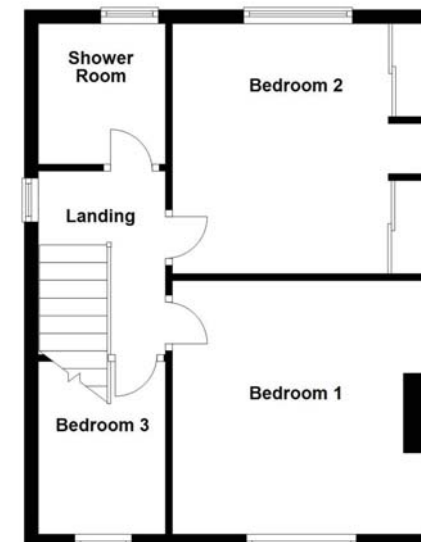
Draft details only may be subject to amendment  
None of the statements/measurements in these particulars should be relied on as representations of fact.  
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

- Call today to arrange your free valuation -

Ground Floor



First Floor



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