

Leeward Gardens, Whittlesey, Peterborough, PE7 1TB.



Kitchen



Lounge



Dining Room



Conservatory



Rear Garden

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		
	72	82		66	78

Energy Performance Certificate

# Harrison Rose

Estate Agents Ltd

## FOR SALE



Detached four bedroom family home located in Whittlesey.

Leeward Gardens, Whittlesey, Peterborough, PE7 1TB.

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO EN-SUITES
- CONSERVATORY
- REAR GARDEN

£379,995



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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.

## Ground Floor

### Hall

Entrance door, single radiator, wooden flooring, coving to ceiling, stairs leading to landing, uPVC double glazed window to front, doors to:

**Lounge** 5.40m (17'9") x 3.42m (11'2")

UPVC double glazed bay window to front, feature gas fireplace, telephone and TV point, coving to ceiling, double doors leading to:

**Dining Room** 3.42m (11'2") x 3.15m (10'4")

Single radiator, wooden flooring, coving to ceiling, double doors to:

**Conservatory** 3.78m (12'5") x 3.30m (10'10")

UPVC double glazed windows to side, wooden flooring, TV point, double doors leading to rear garden.

**Kitchen** 4.81m (15'9") x 3.15m (10'4")

Fitted with a matching base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, fitted range master cooker, built-in dishwasher, wooden flooring, coving to ceiling, uPVC double glazed window to rear, door to:

**Utility Room** 3.15m (10'4") x 2.04m (6'8")

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, access to gas boiler, space for fridge, washing machine and tumble dryer, wooden flooring, single radiator, coving to ceiling, uPVC double glazed window to rear, door to rear garden.

### WC

Fitted with a two piece comprising, single radiator, a pedestal wash hand basin and low-level WC, extractor fan.

## First Floor

### Landing

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

**Bedroom 1** 5.46m (17'11") x 3.37m (11'1")

UPVC double glazed bay window to front, fitted with bed furniture, single radiator, door to:

### En-suite

Fitted with a three piece suite comprising a shower enclosure, pedestal wash hand basin and low level WC, single radiator, shaving point, extractor fan, uPVC double glazed window to front.

**Bedroom 2** 4.09m (13'5") x 3.55m (11'8")

UPVC double glazed window to front, fitted with bed furniture, single radiator, coving to ceiling, door to:

### En-suite 2

Fitted with a three piece suite comprising a shower enclosure, a pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, shaver point, single radiator, uPVC double glazed window to front.

**Bedroom 3** 4.17m (13'8") max x 3.15m (10'4")

UPVC double glazed window to rear, fitted with bed furniture, single radiator, coving to ceiling.

**Bedroom 4** 3.38m (11'1") x 3.09m (10'2") max

UPVC double glazed window to rear, coving to ceiling, single radiator.

### Bathroom

Fitted with a three piece suite comprising a bath, pedestal wash hand basin and low-level WC, extractor fan, shaver point, tiled splashbacks, uPVC double glazed window to rear.

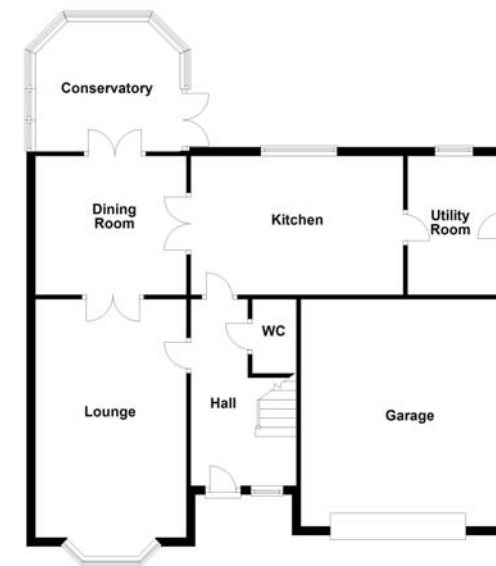
### Outside

The front of the property is mainly laid to paved allowing for ample off road parking with access to garage via an up and over door, pathway leading to gate to rear garden. Enclosed rear garden, mainly laid to lawn with a patio area, a mixture, of shrubs and bushes to border, pathway leading to sun room.

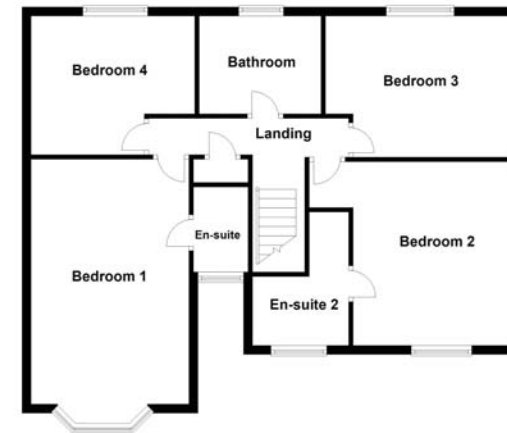
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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