

Windmill Street, Whittlesey, Peterborough, PE7 1QN.



Kitchen/Diner Aspect 1



Kitchen/Diner Aspect 2



Lounge



Bedrom One



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.

Registered in England and Wales company No. 07655708 Registered Office: 3 Angel House, Whittlesey, Peterborough, PE7 1SE VAT No. 116 5551 26

# Harrison Rose

Estate Agents Ltd

## FOR SALE



Detached three bedroom family home located in Whittlesey.  
**Windmill Street, Whittlesey, Peterborough, PE7 1QN.**

- DETACHED FAMILY HOME
- THREE BEDROOMS
- KITCHEN/DINER
- OFF ROAD PARKING
- ENCLOSED GARDEN

**£254,995**



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

Ref: 1466

www.harrisonroseproperty.com

Registered in England and Wales company No. 07655708 Registered Office: 3 Angel House, Whittlesey, Peterborough, PE7 1SE VAT No. 116 5551 26

## Ground Floor

### Hall

Entrance door, uPVC double glazed window to side, stairs leading to landing, doors to:

### Lounge

5.67m (18'7")max x 4.16m (13'8") max  
Feature fireplace, built-in storage cupboard, two single radiators, TV point, coving to ceiling, uPVC double glazed window to front and side.

### Kitchen/Diner

4.68m (15'4")max x 4.06m (13'4")max  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, built-in AEG double oven, AEG four ring induction hob, extractor hood over, built-in dishwasher, two windows to rear, single radiator, laminate flooring, ceiling lights, uPVC double glazed double doors to rear garden.

### Utility

2.54m (8'4") x 2.15m (7'1")  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, space for washing machine and tumble dryer, tiled flooring, ceiling lights, uPVC double glazed window to side, door to:

### WC

Fitted with a two piece suite comprising, a pedestal wash hand basin, low-level WC and heated towel rail, extractor fan, tiled surround.

## First Floor

### Landing

Built-in storage cupboards, doors to:

### Dressing Area

2.17m (7'1") x 1.77m (5'10")  
Open plan to :

### Bedroom 1

4.62m (15'2")max x 4.09m (13'5") max  
UPVC double glazed window to rear, single radiator, door to:

### En-suite

Fitted with a three piece suite comprising a shower enclosure, pedestal wash hand basin and low level WC, tiled surround, heated towel rail, extractor fan.

### Bedroom 2

4.09m (13'5")max x 3.68m (12'1")max  
UPVC double glazed window to front, built-in storage cupboard, single radiator.

### Bedroom 3

3.07m (10'1") x 2.22m (7'3")  
UPVC double glazed window to side, single radiator.

### Bathroom

Fitted with a three piece suite comprising a bath with shower over, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, extractor fan, uPVC double glazed window to side.

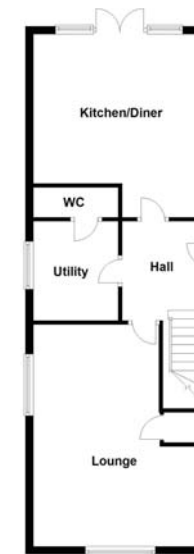
### Outside

The front of the property is mainly laid to gravel allowing for ample off road parking. Rear garden mainly laid to lawn with a patio area, a mixture of shrubs and bushes to border.

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 -