

Northgate Close, Whittlesey, Peterborough, PE7 1RB.



Kitchen



Lounge



Conservatory/Warm Roof Conversion



Bedroom



Rear Garden



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



Semi-detached family home located in Whittlesey.

Northgate Close, Whittlesey, Peterborough, PE7 1RB.

- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- EN-SUITE
- REAR GARDEN
- GARAGE & OFF ROAD PARKING

£ 210,950



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

Ref: 1468

www.harrisonroseproperty.com

## Ground Floor

### Porch

Entrance door, doors to:

### Hall

Entrance door, single radiator, laminate flooring, door to:

**Lounge** 4.39m (14'5") x 3.56m (11'8") max

UPVC double glazed window to front, feature gas fireplace, laminate flooring, TV point, single radiator, double doors to:

**Dining Room** 3.35m (11') x 3.13m (10'3")

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

**Conservatory (Warm roof conversion)** 5.96m (19'7")max x 3.35m (11'5")max

UPVC double glazed window surround, TV point, double doors to rear garden, open plan to:

**Kitchen** 3.71m (12'2") max x 2.89m (9'6")max

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, space for fridge, washing machine and cooker, uPVC double glazed window to side, single radiator, laminate flooring, coving to ceiling.

## First Floor

### Landing

UPVC double glazed window to side, coving to ceiling, access to loft, built-in storage cupboard, doors to:

**Bedroom 1** 4.39m (14'5")max x 3.55m (11'8")max

UPVC double glazed windows to front, single radiator, TV point, coving to ceiling.

**Bedroom 2** 4.05m (13'3") x 3.13m (10'3") max

UPVC double glazed window to rear, single radiator, coving to ceiling, door to:

**Bedroom 3** 2.87m (9'5") x 2.19m (7'2")

UPVC double glazed window to front, fitted cabin bed, single radiator.

### Shower Room

Fitted with a three piece suite comprising a shower enclosure, low-level WC and heated towel rail, extractor fan, tiled surround, single radiator, ceiling lights, uPVC frosted double glazed window to rear.

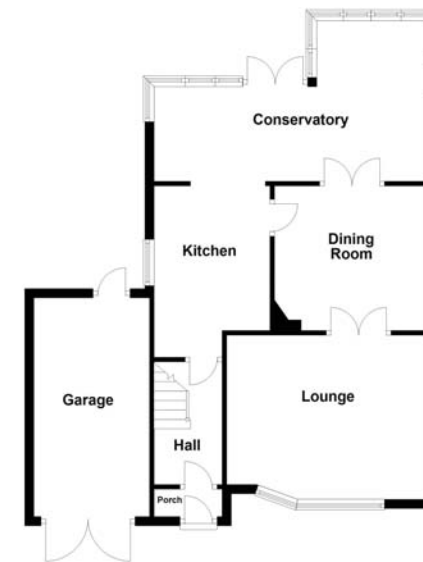
### Outside

The front of the property is mainly laid to paved allowing for ample off road parking, access to garage via an up and over door with power and lighting. Rear garden, mainly laid to lawn with a patio area, steps leading to further raised seating area, external tap and external door into garage.

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- Call today to arrange your free valuation -

Ground Floor



First Floor



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