

Grounds Way, Coates, Whittlesey, PE7 2BS.



Kitchen



Lounge



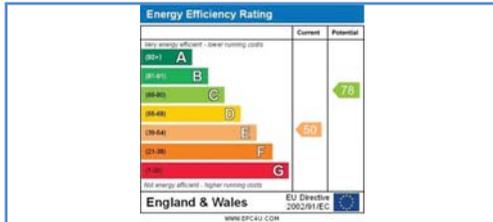
Dining Room



Conservatory



Enclosed 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



Detached, three bedroom family home located in Coates.

Grounds Way, Coates, Whittlesey, PE7 2BS.

Offers Over

**£200,000**

- DEATCHED FAMILY HOME
- THREE BEDROOMS
- CONSERVATORY
- ENCLOSED REAR GARDEN
- NO FORWARD CHAIN



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

Ref: 1537

www.harrisonroseproperty.com

## Ground Floor

### Porch

Front entrance door, door to:

**Lounge** 4.59m (15'1") x 3.95m (12'11")

UPVC double glazed window to front, single radiator, TV point, coving to ceiling, stairs leading to landing, open plan to:

**Dining Area** 3.87m (12'8") x 2.37m (7'9")

Laminate flooring, coving to ceiling, single radiator, double doors to conservatory, door to:

**Kitchen** 3.87m (12'8") max x 2.12m (7')

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 fridge, washing machine and cooker, built-in storage cupboard with access to gas boiler, window to rear, door to rear garden.

**Conservatory** 4.85m (15'11") x 4.87m (16')

UPVC double glazed window surround, double doors leading to rear garden.

## First Floor

### Landing

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

**Bedroom 1** 4.09m (13'5") x 2.67m (8'9")

UPVC double glazed window to front, single radiator, coving to ceiling, open plan to storage cupboard.

**Bedroom 2** 2.97m (9'9") x 2.67m (8'9")

UPVC double glazed window to rear, single radiator, door to storage cupboard.

**Bedroom 3** 3.19m (10'6") max x 1.96m (6'5")

UPVC double glazed window to front, single radiator, built-in storage cupboard.

### Bathroom

Fitted with a three piece suite comprising a bath with shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, single radiator, frosted uPVC double glazed window to rear.

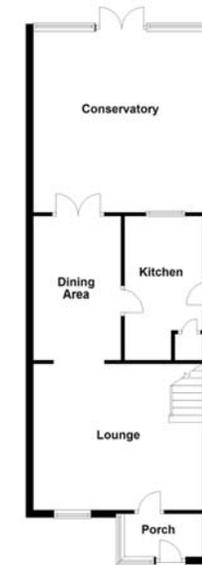
### Outside

The front of the property is laid to lawn with a driveway to the side allowing for off road parking, external light, side gate. Enclosed rear garden, mainly laid to lawn with pathway leading to rear garden with patio area, a mixture of shrubs and bushes to the side, external light.

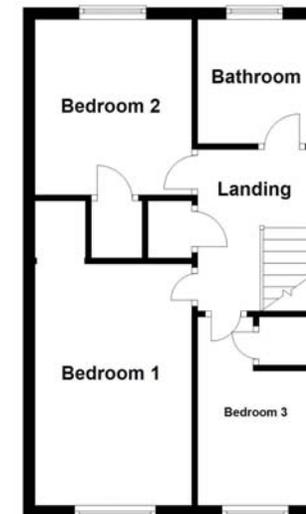
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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