

Peakes Drive, Coates, Whittlesey, PE7 2JQ.



Lounge



Dining Room



Re-fitted Kitchen/Breakfast Room



Conservatory



Enclosed Rear Garden

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Band	Current	Potential	Band	Current	Potential
A (92-100)			A (92-100)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)	78	81
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (1-20)		

Not energy efficient - lower running costs | Not environmentally friendly - lower CO₂ emissions
 Not energy efficient - higher running costs | Not environmentally friendly - higher CO₂ emissions

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 five bedroom family home located in Coates.

Peakes Drive, Coates, Whittlesey, PE7 2JQ.

- DETACHED FAMILY HOME
- FIVE BEDROOMS
- RE-FITTED KITCHEN/BREAKFAST ROOM
- RE-FITTED BATHROOM
- ENCLOSED REAR GARDEN

£294,995



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

Ref: 0310

www.harrisonroseproperty.com

Ground Floor

Entrance Hall

Entrance door, SINGLE radiator, wooden laminate floor, telephone point, coving to textured ceiling, staircase to first floor landing with under-stairs storage recess, doors to:

rE-FITTED Cloakroom

Re-fitted with a two piece suite comprising a wash hand basin and low-level WC, single radiator, laminate floor, coving to textured ceiling, uPVC frosted double glazed window to front.

Lounge 4.02m (13'2") x 3.73m (12'3")

UPVC double glazed window to front, radiator, telephone point, TV point, coving to textured ceiling, double doors to:

Dining Room 3.73m (12'3") x 3.04m (10')

Radiator, coving to textured ceiling, double doors to:

Conservatory (12'9 x 12'6)

Half brick and uPVC double glazed construction with uPVC double glazed windows overlooking the rear garden and polycarbonate roof, two radiators, double doors to garden.

Re-fitted Kitchen/Breakfast Room 3.86m (12'8") x 3.04m (10')

Re-fitted with a matching range of base and eye level units with worktop space, sink unit with mixer tap, matching island unit, built-in AEG oven, microwave and grill, integrated five gas hobs with extractor hood over, wall mounted gas radiator heating boiler, single radiator, uPVC double glazed window to rear, door to side of property.

Utility Room 1.95m (6'5") x 1.67m (5'6")

Fitted with eye level units with solid oak worktop space, space for fridge/freezer, washing machine and tumble drier, ceramic tiled floor, coving to textured ceiling.

First Floor

Landing

Fitted airing/storage cupboard, access to loft, coving to textured ceiling, doors to:

Master Bedroom 4.22m (13'10") max x 3.02m (9'11") max plus recess

UPVC double glazed leaded window to front, single radiator, coving to textured ceiling, TV point, telephone point, wood laminate floor, door to:

En-suite Shower Room

Fitted with a three piece suite comprising shower enclosure, pedestal wash hand basin, low-level WC, extractor fan, single radiator, tiled floor, coving to textured ceiling, uPVC frosted double glazed leaded window to front.

Bedroom 2 3.65m (12') x 2.40m (7'10")

uPVC double glazed leaded window to front, fitted wardrobe, single radiator, TV point, coving to textured ceiling.

Bedroom 3 2.83m (9'4") max x 2.80m (9'2") max 'L' shaped

uPVC double glazed window to rear, fitted double and single wardrobe(s), single radiator, coving to textured ceiling.

Bedroom 4 2.80m (9'2") x 2.63m (8'7")

uPVC double glazed leaded window to front, radiator, TV point, coving to textured ceiling.

Bedroom 5 2.83m (9'4") x 2.09m (6'10")

uPVC double glazed window to rear, radiator, coving to textured ceiling.

Re-fitted Family Bathroom

Re-fitted with three piece suite comprising panelled bath with shower and screen, wash hand basin with cupboards under and low-level WC, heated towel rail, extractor fan, tiled floor, coving to textured ceiling, uPVC frosted double glazed window to rear.

OUTSIDE

The front of the property is mainly laid to paved providing parking leading to single **Garage (16'2 x 8'2)** with door to rear, tap and power and light connection, lawn area to the side. Enclosed rear garden, mainly laid to lawn with a natural stone patio area, external tap, outside socket, charging point, greenhouse to the rear.

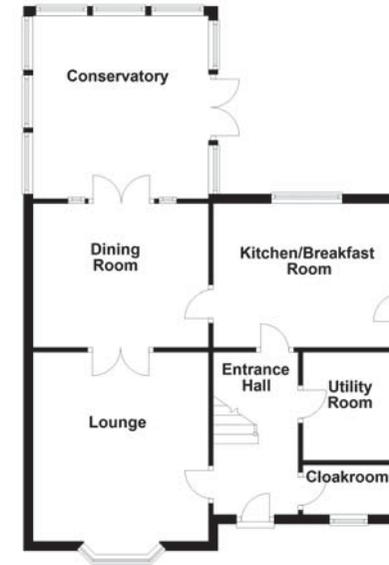
AGENT'S NOTE

Electric Solar panels have been fitted to the properties roof under a lease agreement.

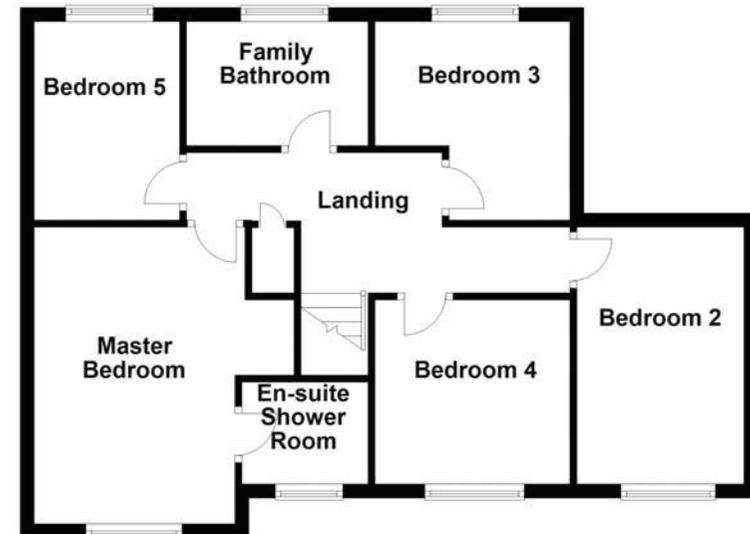
Draft details only may be subject to amendment
None of the statements/measurements in these particulars should be relied on as representations of fact.
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

- Call today to arrange your free valuation -

Ground Floor



First Floor



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