

The Bower, Whittlesey, Peterborough, PE7 1EQ.



Kitchen



Sitting Room



Dining Room



Rear Garden Aspect 1



Rear Garden Aspect 2



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



Grade II listed three bedroom thatched cottage in Whittlesey.

The Bower, Whittlesey, Peterborough, PE7 1EQ.

- GRADE II LISTED FAMILY HOME
- RIVER VIEWS TO THE FRONT
- THREE BEDROOMS
- GENEROUSLY SIZED REAR GARDEN
- GARAGE & OFF ROAD PARKING

£419,995



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www.harrisonroseproperty.com

Ground Floor

Hallway

Entrance door, single radiator, telephone point, stairs leading to landing, doors to:

Sitting Room 4.37m (14'4") x 4.32m (14'2")

Feature fireplace, single radiator, TV point, double glazed window to front, door to:

Inner Hallway

Built-in storage cupboard with access to gas boiler, doors to:

Bathroom

Fitted with a four piece suite comprising a bath, wash hand basin, shower enclosure and low-level WC, radiator, frosted window to rear.

Kitchen 2.69m (8'10") x 2.13m (7')

Re-fitted with a matching range of base and eye level cupboards with mixer tap, space for fridge/freezer and dishwasher, built-in electric double oven, built-in electric hob with extractor hood, single radiator, uPVC double glazed window to side, door to:

Porch

Window to rear, door to rear garden.

Dining Room 4.37m (14'4") x 4.29m (14'1")

Feature fireplace, stone flooring, ceiling beams, single radiator, built-in storage cupboard, ceiling with feature beams, double glazed window to front, door to living room, further door to:

Office 1.98m (6'6") x 1.61m (5'3")

Radiator.

Living Room 4.37m (14'4") x 4.22m (13'10")

Feature gas fireplace, two radiators, wooden flooring, TV point, ceiling with feature beams, windows to front and side, stairs leading to bedroom three, door to:

Utility Room 3.73m (12'3") x 1.98m (6'6")

Butler style sink unit, space for washing machine and tumble dryer, window to rear, radiator, tiled flooring, stable door to side of property, open plan to:

Utility Area 1.98m (6'6") x 1.42m (4'8")

Space for washing machine and tumble drier, window to rear, door to:

Shower Room

Fitted with a three piece suite comprising, a shower enclosure, wash hand basin and WC, single radiator, frosted window to rear.

First Floor

Landing

Window to rear, doors to:

Bedroom 1 4.34m (14'3") x 3.82m (12'6")

Double glazed window to front, single radiator, built-in storage cupboards.

Bedroom 2 4.42m (14'6") x 4.34m (14'3")

Double glazed window to front, Storage cupboard, radiator, door to:

Bedroom 3 5.51m (18'1") x 4.34m (14'3")

Double glazed window to front, two radiators.

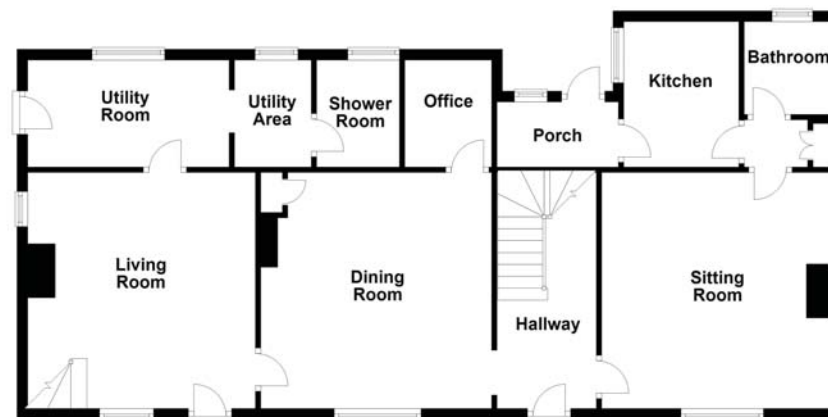
Outside

The front of the property is enclosed via a dwarf wall, with a pathway leading to front entrance door, to the side of the property there is gated access leading to driveway allowing for ample off road parking and garage. The front of the property benefits from river views which provides for lovely country walks into the countryside. Enclosed rear garden extending to approximately $\frac{3}{4}$ of an acre, mainly laid to lawn with a patio area, allotment style to the rear with raised flower beds and vegetable patch. There is a brick pond to the front of the garden with a water feature and access to a summer house to the side with access to electric, lighting and external tap.

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- Call today to arrange your free valuation -

Ground Floor



First Floor



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