

Park Lane, Whittlesey, Peterborough, PE7 1JA.



Lounge



Dining Room



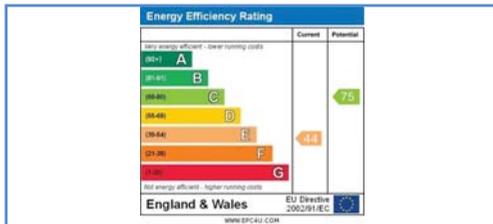
Re-fitted Kitchen/Breakfast Room



Kitchen/ Breakfast Room Aspect 2



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 Whittlesey.

Park Lane, Whittlesey, Peterborough, PE7 1JA.

- DETACHED FAMILY HOME
- THREE BEDROOMS
- RE-FITTED KITCHEN/BREAKFAST ROOM
- LOW MAINTENANCE REAR GARDEN
- CLOSE TO THE TOWN CENTRE

**£284,995**



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## Ground Floor

### Reception Room 4.24m (13'11") x 3.17m (10'5")

Entrance door, feature fireplace, single radiator, laminate flooring, stairs leading to landing, uPVC double glazed window to front, opening to:

### Lounge 3.67m (12'1") x 3.17m (10'5")

Feature fireplace, laminate flooring, telephone and TV point, ceiling lights, open plan to:

### Dining Area 3.87m (12'9") x 2.46m (8'1")

Single radiator, laminate flooring, feature exposed brickwork, open plan to:

### Kitchen/Breakfast Room 4.57m (15') x 3.55m (11'8")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, two AEG built-in single cookers and single combi ovens, built-in AEG five ring induction hob, built-in dishwasher, Zanussi full size fridge and freezer, single radiator, laminate flooring, TV point, bi-fold doors leading to rear garden.

### Rear Lobby

Tiled flooring, single radiator, doors to:

### Utility Room 2.10m (6'11") x 1.44m (4'9")

Space for washing machine and tumble dryer, tiled flooring, uPVC double glazed window to rear.

### WC

Fitted with a two piece suite comprising, a pedestal wash hand basin and low-level WC, tiled splashbacks.

## First Floor

### Landing

Access to loft, doors to:

### Bedroom 1 4.16m (13'8") x 3.12m (10'3")

uPVC double glazed window to front, single radiator, TV point.

### Bedroom 2 3.37m (11'1") x 3.12m (10'3")

uPVC double glazed window to front, built-in storage cupboard, laminate flooring, single radiator, TV point.

### Bedroom 3 4.16m (13'8") x 2.48m (8'2")

uPVC double glazed window to rear, single radiator, TV point.

### Bathroom

Fitted with a four piece suite comprising a shower enclosure, free standing bath, low level WC and wash hand basin, extractor fan, heated towel rail, uPVC frosted double glazed window to rear.

### Outside

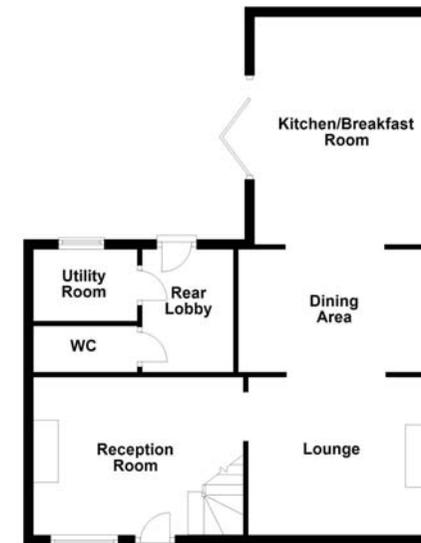
Gate leading to low maintenance rear garden, bi-fold doors leading from the kitchen to pathway with a step leading to patio area allowing for entertaining, decorative pebbled area to the side, with a mixture of shrubs and bushes to border. Access to shed to the rear with power and lighting.

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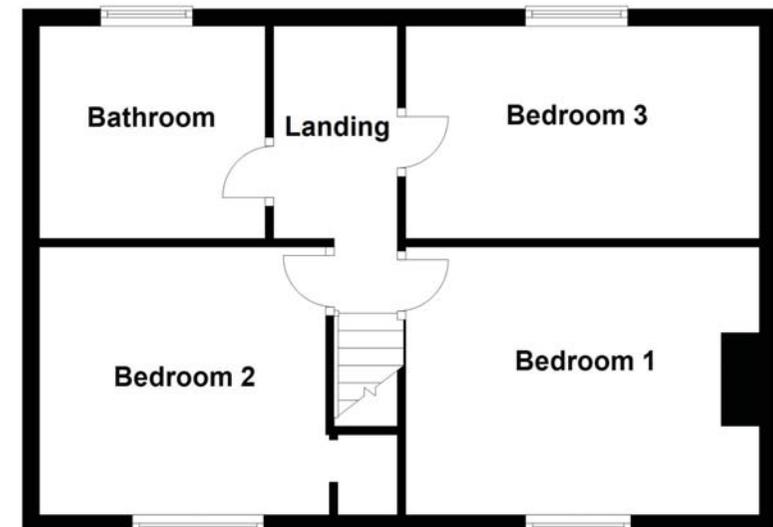


- Call today to arrange your free valuation -

Ground Floor



First Floor



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