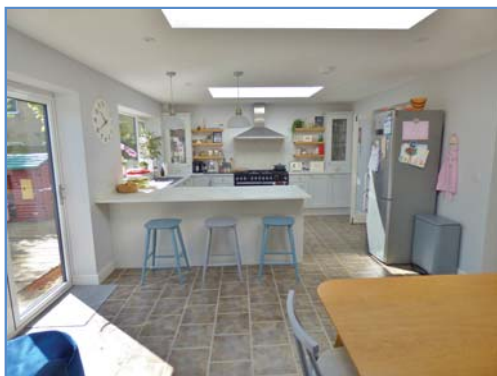


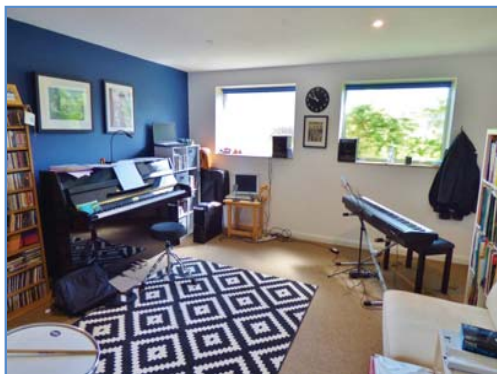
Hallcroft Road, Whittlesey, Peterborough, PE7 1JW.



Kitchen/ Diner



Lounge



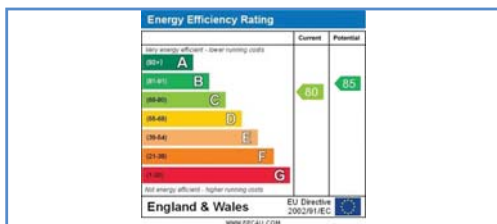
Family Room



Bedroom



Rear Aspect



Energy Performance Certificate

Draft details only may be subject to amendment
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 Any applications/services mentioned should not be taken as a guarantee that they are in working order.

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Ground Floor

Hall

Entrance door, parquet flooring, single radiator, stairs leading to landing, doors to:

Lounge 5.66m (18'7")max x 3.77m (12'5") max

UPVC double glazed window to front, feature stone fireplace with multi-fuel burner, coving to ceiling, single radiator, TV point, parquet flooring, double doors to:

Kitchen/Diner 6.10m (20') x 4.08m (13'5")

Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, 1 +1/2 bowl sink with mixer tap, fitted Rangemaster, built-in dishwasher, space for fridge, tiled underfloor heating, two atriums, uPVC double glazed window to rear, bi-fold door to wooden decking area, opening to inner hallway with parquet flooring, door to:

Utility Room 4.02m (13'2") x 1.65m (5'5")

Space for washing machine and tumble dryer, doors to:

Play Room 4.08m (13'5") x 2.62m (8'7") max

Laminate flooring, telephone point, door to:

Shower Room

Fitted with a three piece suite comprising a shower enclosure, pedestal wash hand basin and low-level WC, heated towel rail, tiled splashbacks, uPVC double glazed window to rear.

Pantry 1.63m (5'4") x 0.90m (2'11")

Window to front

Family Room/Bedroom 4 3.91m (12'10") x 3.02m (9'11")

UPVC double glazed window to front, single radiator, laminate flooring.

Family Room 3.96m (13') x 3.83m (12'7")

Two uPVC double glazed windows to rear, electric heater, door to rear garden.

First Floor

Landing

UPVC double glazed window to rear, built-in storage cupboard, doors to:

Bedroom 1 4.62m (15'2") x 3.27m (10'9")

UPVC double glazed window to front, single radiator, telephone and TV point.

Bedroom 2 3.44m (11'3") x 2.99m (9'10")

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

Bedroom 3 3.56m (11'8") x 2.25m (7'5")

UPVC double glazed window to rear, single radiator.

Bathroom

Re-fitted with a three piece suite comprising a bath with shower over, pedestal wash hand basin and low-level WC, heated towel rail, fully tiled walls, tiled flooring, uPVC frosted double glazed window to rear.

Outside

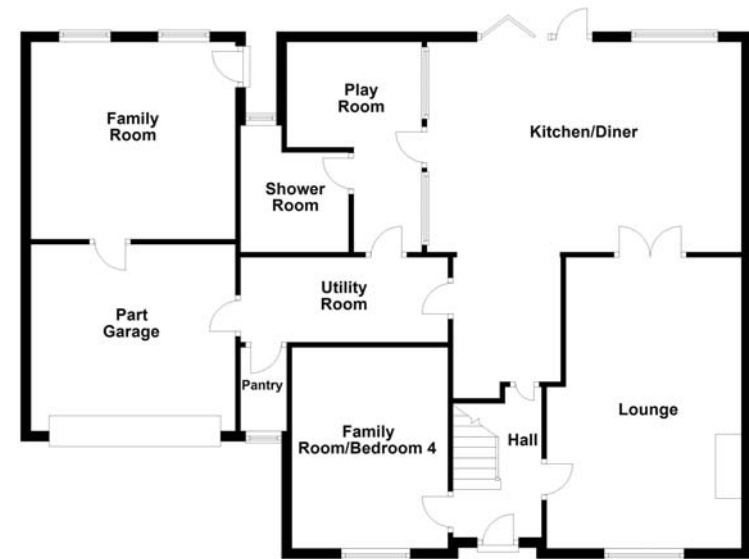
The front of the property is mainly laid to gravel allowing for ample off road parking with a mixture of shrubs and bushes, driveway to the side leading to part garage via an electric door with power and lighting.

Enclosed rear garden, mainly laid to lawn with a raised wooden decking area for entertaining, stepping stones leading to gravelled area for further seating, a mixture of shrubs, bushes and mature trees to border.

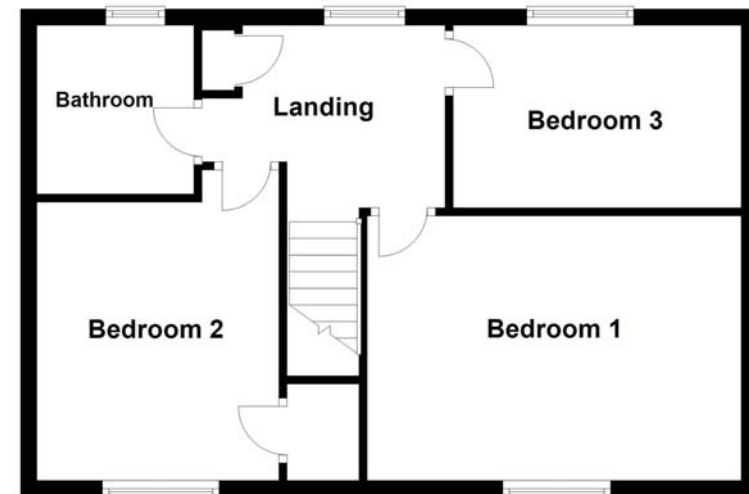
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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