

Northgate, Whittlesey, Peterborough, PE7 1RA.



Kitchen



Dining Room



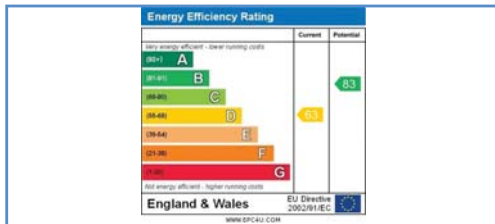
Conservatory



Lounge



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



Link-detached, three bedroom family home in Whittlesey.

Northgate, Whittlesey, Peterborough, PE7 1RA.

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

**£269,995**



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Ref: 1644

www.harrisonroseproperty.com

## Ground Floor

### Hall

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

### Lounge

4.38m (14'4") x 3.40m (11'2")  
Feature gas fireplace, laminate flooring, telephone and TV point, coving to ceiling, uPVC double glazed window to front, double doors to:

### Dining Room

3.77m (12'4") x 2.41m (7'11")  
Laminate flooring, single radiator, coving to ceiling, sliding doors to conservatory, door to:

### Kitchen

4.34m (14'2")max x 2.80m (9'2")max  
Fitted with a matching range of base and eye level unites with 1 ½ sink and mixer taps, space for cooker, washing machine, fridge, coving to ceiling, built-in storage cupboard, uPVC double glazed window to rear, door to:

### Conservatory

UPVC double glazed windows to the rear, three radiators, tiled flooring, door leading to side of the property, door leading to workshop, further door leading to rear garden.

### WC

Fitted with a two piece suite comprising a low level WC and pedestal wash hand basin, single radiator, uPVC frosted double glazed window to side.

## First Floor

### Landing

UPVC double glazed window to side, access to loft, uPVC double glazed window to side, doors to:

### Bedroom 1

4.40m (14'5")max x 3.49m (11'5")max  
UPVC double glazed window to front, built-in wardrobe, single radiator, coving to ceiling.

### Bedroom 2

3.75m (12'4")max x 3.49m (11'5")  
UPVC double glazed window to rear, built-in storage cupboard, single radiator, coving to ceiling.

### Bedroom 3

2.69m (8'10") x 2.46m (8') max  
UPVC double glazed window to front, single radiator, built-n wardrobe.

### Bathroom

Fitted with a four piece suite comprising a bath, shower enclosure, pedestal wash hand basin and low-level WC, tiled surround, uPVC frosted double glazed window to rear.

### Outside

The front of the property is laid to paved allowing for off road parking and access to garage via an up and over door, decorative gravel to the side.

Enclosed rear garden, mainly laid to lawn with a patio area with a mixture of shrubs and bushes to border, access to green house, pathway leading to rear garden.

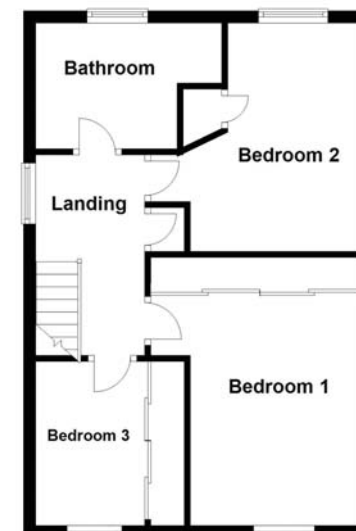
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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