

Park Lane, Whittlesey, Peterborough, PE7 1JA.



Kitchen/Diner



Lounge



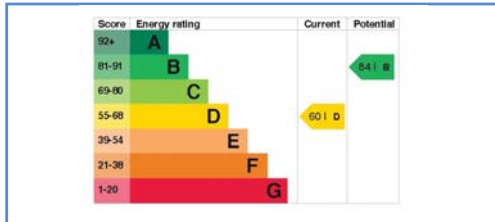
Bedroom



Garden Aspect 1



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



Detached four bedroom family home located in Whittlesey.

Park Lane, Whittlesey, Peterborough, PE7 1JA.

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- FAMILY ROOM
- OFF ROAD PARKING
- NO FORWARD CHAIN

**£280,000**



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## Ground Floor

### Hall

Entrance door, telephone point, tiled flooring, single radiator, uPVC window to rear, stairs leading to landing, doors to:

**Kitchen/Dining Room** 6.03m (19'9") x 3.59m (11'9")

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, space for cooker and fridge, feature fireplace, tiled walls and flooring, single radiator, uPVC window to rear, uPVC sash window to front, door to:

### Lobby

Tiled flooring, door to rear of property, further doors to:

**Utility/ Cloakroom** 2.83m (9'3") x 1.86m (6'1")

Fitted with worktop space over, fitted with a three piece suite comprising a low level WC and wash hand basin, heated towel rail, tiled flooring, uPVC double glazed window to rear, door to:

**Family Room** 3.42m (11'3") x 3.10m (10'2")

Radiator, tiled flooring, double doors leading to front garden.

**Lounge** 6.03m (19'9") x 4.20m (13'9")

Feature open fireplace, two radiators, TV point, two uPVC glazed windows to rear, uPVC sash Window to front.

## First Floor

### Landing

Access to loft, radiator, uPVC window to rear, uPVC sash window to front, doors to:

**Bedroom 1** 4.32m (14'2")max x 4.20m (13'9")

UPVC sash window to front, radiator, door to;

### En-suite

Fitted with a three piece suite comprising a bath with shower over, low level WC and pedestal wash hand basin, tiled surround, heated towel rail.

**Bedroom 2** 3.44m (11'3") x 3.10m (10'2")

UPVC window to front, radiator, door to:

**Bedroom 3** 2.93m (9'7") x 2.00m (6'7")

UPVC window to side, door to:

**Bedroom 4** 3.75m (12'3")max x 3.58m (11'9")max

Feature fireplace, radiator, uPVC sash window to front.

### Bathroom

Fitted with a three piece suite comprising a bath with shower over, low-level WC and pedestal wash hand basin, heated towel rail, tiled surround, uPVC window to rear, window to rear.

### Shower Room

Fitted with a shower area, heated towel rail tiled surround, extractor fan.

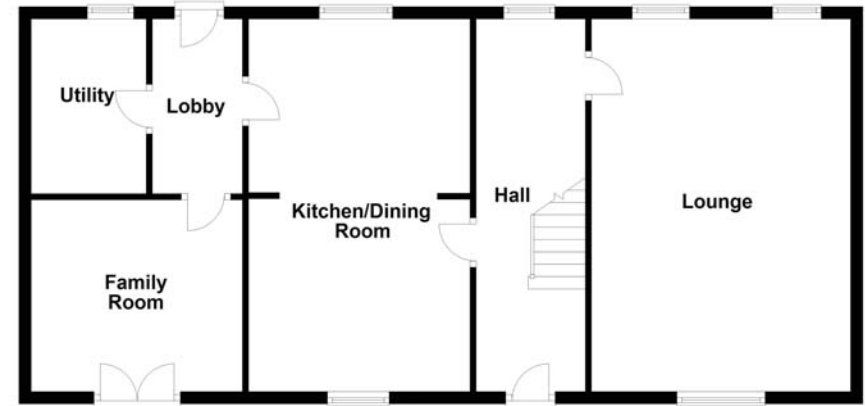
### Outside

Access to the front of the property via double gates leading to the front of the property with off road parking. Enclosed garden, mainly laid to lawn with a circular flower bed in the centre, a mixture of shrubs and mature trees to border, pathway leading to brick built summer house, pathway leading to gate to the rear. Rear footpath leading to storage and rear door.

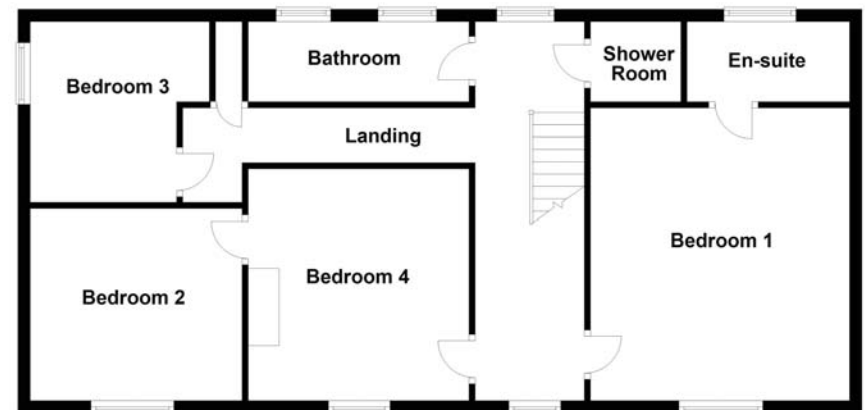
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- Call today to arrange your free valuation -

Ground Floor



First Floor



This floorplan has been drawn for illustration purposes only. Prospective purchasers should seek independent confirmation.

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