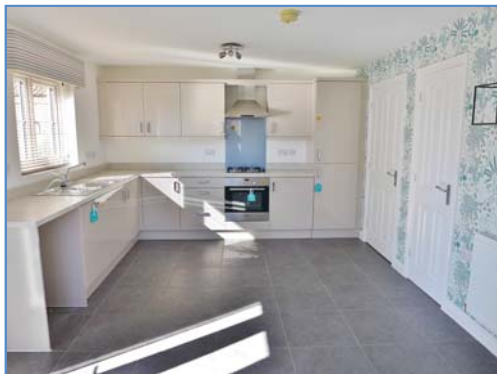


**Dandelion Drive, Whittlesey, Peterborough, PE7 2FH**



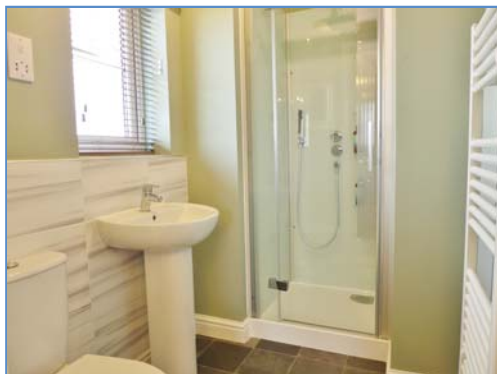
**Kitchen/ Diner**



**Lounge**



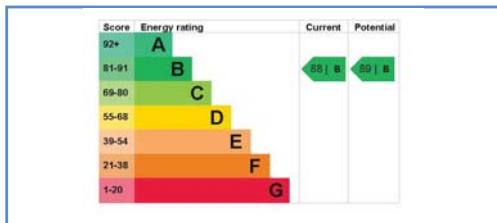
**Bedroom One**



**En-suite**



**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



**Semi-detached, three bedroom family home in Whittlesey**

**Dandelion Drive, Whittlesey, Peterborough, PE7 2FH**

- EX - SHOW HOME
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- GARGAE & OFF ROAD PARKING
- NO FORWARD CHAIN

**£249,995**



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## Ground Floor

### Hall

Entrance door, stairs leading to landing, doors to:

**Kitchen/Diner** 5.63m (18'6")max x 3.61m (11'10") max

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, built-in electric oven, four ring gas hob with extractor hood over, built-in fridge, freezer and dishwasher, space for washing machine, uPVC double glazed window to side and front, two radiators, built-in storage cupboard, double doors to rear garden, door to:

### WC

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

**Lounge** 5.63m (18'6") x 3.18m (10'5")

UPVC double glazed window to front, uPVC double glazed box window to side, two radiators, telephone and TV point.

## First Floor

### Landing

Built-in airing cupboard, radiator, access to loft, doors to:

**Bedroom 1** 3.72m (12'2") x 3.22m (10'7") max plus 0.37m (1'3") x 0.37m (1'3")

UPVC double glazed window to side, TV and telephone point, built-in wardrobe, door to:

### En-suite

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

**Bedroom 2** 2.56m (8'4") x 3.10m (10'2")

UPVC double glazed window to front, radiator.

**Bedroom 3** 2.06m (6'9") x 2.44m (8')

UPVC double glazed window to side, radiator, telephone point.

### Bathroom

Fitted with a three piece suite comprising a bath, low level WC and pedestal wash hand basin, extractor fan, heated towel rail, uPVC frosted double glazed window to side.

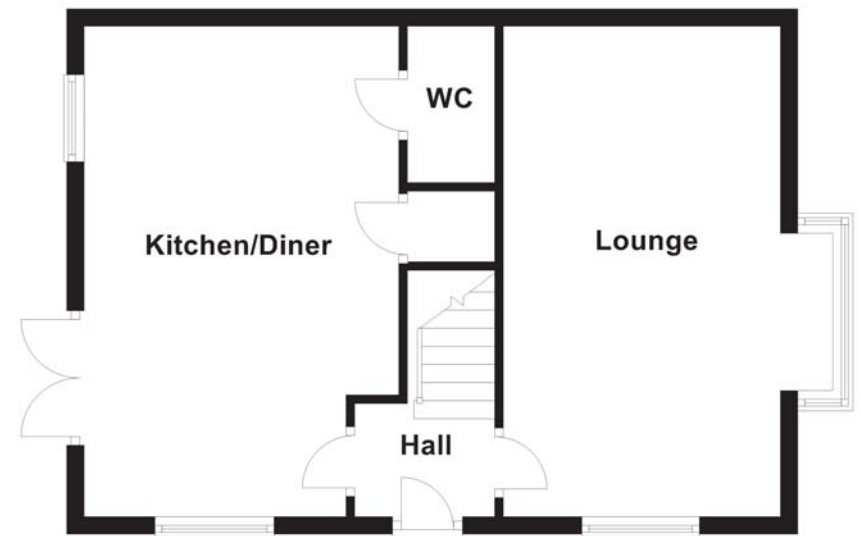
### Outside

The front of the property is enclosed via a fence, pathway with hedging edge leading to front entrance door, side gate leading to rear garden, mainly laid to lawn with a mixture of shrubs and bushes.

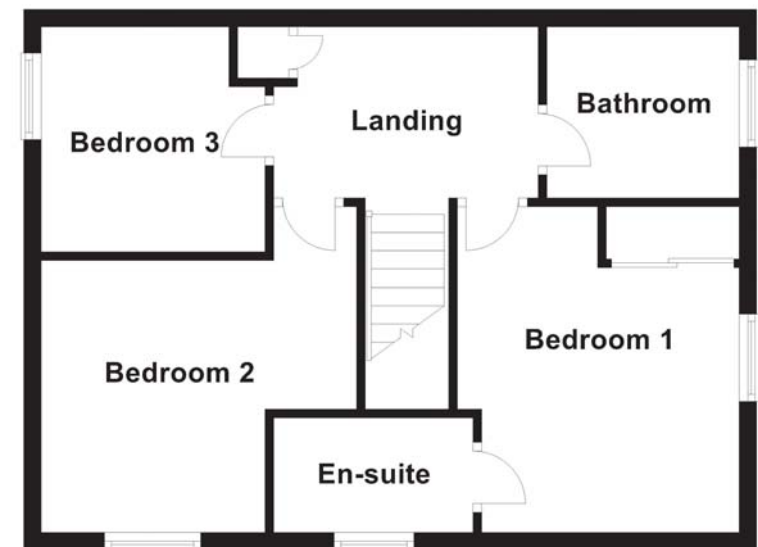
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- Call today to arrange your free valuation -

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 -