

Godwit Close, Whittlesey, Peterborough, PE7 1NZ.



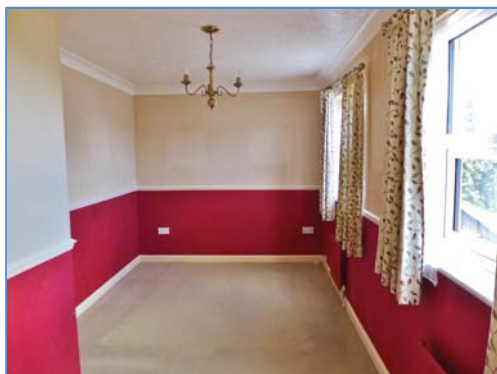
Kitchen



Lounge



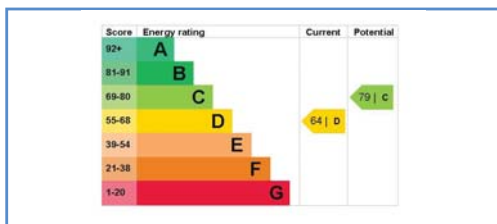
Family Room



Bedroom One



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.

Godwit Close, Whittlesey, Peterborough, PE7 1NZ.

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

**£274,995**



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www.harrisonroseproperty.com

## Ground Floor

### Hall

Entrance door, doors to:

### Kitchen

2.76m (9'1") max x 2.58m (8'5")  
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, built-in four ring gas hob with extractor hood over, space for fridge and washing machine, radiator, tiled flooring, access to gas boiler, uPVC double glazed window to front.

### Lounge

5.27m (17'3")max x 4.58m (15')max  
UPVC double glazed window to rear, radiator, laminate flooring, telephone and TV point, stairs leading to landing, double doors leading to rear garden, opening to:

### Family Room

3.93m (12'11") x 2.44m (8')  
Radiator, telephone point, TV point, double door to rear garden, door to:

### Utility

2.70m (8'10") x 2.13m (7') max  
Space for washing machine, fridge, freezer, tumble drier, laminate flooring, coving to ceiling, radiator, uPVC double glazed window to side.

### 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

4.58m (15') x 2.48m (8'2") max  
Two uPVC double glazed window to rear, two radiators, telephone point, coving to ceiling, door to:

### En-suite

Fitted with a three piece suite comprising a shower, low level WC and pedestal wash hand basin, coving to ceiling, radiator, built-in wardrobe, uPVC frosted double glazed window to front.

### Bedroom 2

2.75m (9') x 1.90m (6'3")  
UPVC double glazed window to front, radiator, coving to ceiling.

### Bedroom 3

2.75m (9') x 2.58m (8'5")  
UPVC double glazed window to front, radiator, telephone point.

### Shower Room

Re-fitted with a three piece suite comprising a shower enclosure, wash hand basin and WC, uPVC double glazed window to side.

### Outside

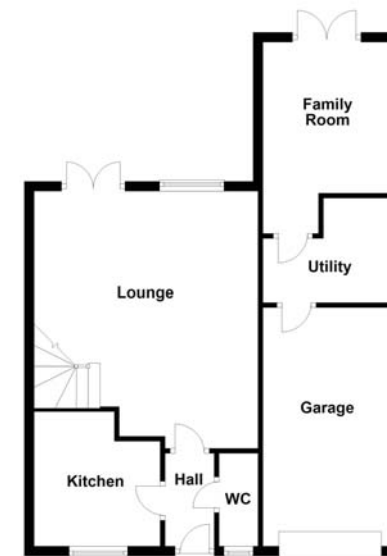
The front of the property has a lawned area to the front with driveway leading to garage via an up and over door, pathway leading to front entrance door, side gate.

Enclosed rear garden, mainly laid to lawn with a patio area, a mixture of shrubs and bushes to border.

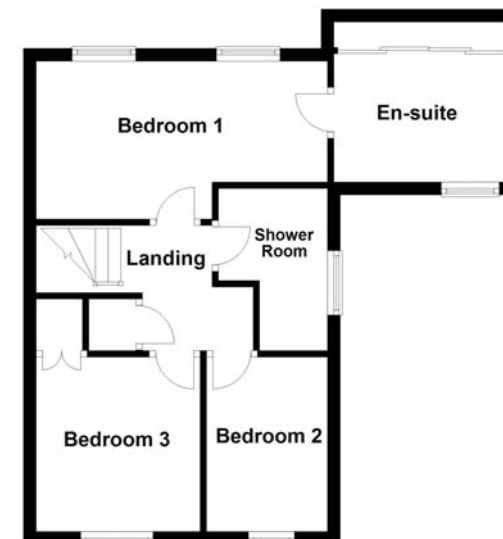
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- Call today to arrange your free valuation -

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 -