

Collins Court, Whittlesey, Peterborough, PE7 1UB.



Kitchen



Lounge



Dining Room



Bedroom



Rear Aspect

| Energy Efficiency Rating                                 |           |  | Environmental (CO <sub>2</sub> ) Impact Rating                                  |           |  |
|--|-----------|--|---|-----------|--|
| Current  | Potential |  | Current   | Potential |  |
| Not energy efficient - higher running costs<br>1-20<br>G |           |  | Not environmentally friendly - higher CO <sub>2</sub> emissions<br>101-120<br>G |           |  |
| 21-50<br>F   |           |  | 121-150<br>F  |           |  |
| 51-60<br>E   |           |  | 151-180<br>E  |           |  |
| 61-80<br>D   |           |  | 181-200<br>D  |           |  |
| 81-90<br>C   |           |  | 201-220<br>C  |           |  |
| 91-100<br>B  |           |  | 221-230<br>B  |           |  |
| 101-120<br>A   |           |  | 231-240<br>A  |           |  |
| Not energy efficient - lower running costs<br>1-20<br>G  |           |  | Not environmentally friendly - lower CO <sub>2</sub> emissions<br>101-120<br>G  |           |  |
| 21-50<br>F   |           |  | 121-150<br>F  |           |  |
| 51-60<br>E   |           |  | 151-180<br>E  |           |  |
| 61-80<br>D   |           |  | 181-200<br>D  |           |  |
| 81-90<br>C   |           |  | 201-220<br>C  |           |  |
| 91-100<br>B  |           |  | 221-230<br>B  |           |  |
| 101-120<br>A   |           |  | 231-240<br>A  |           |  |

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



Well presented detached four bedroom home in Whittlesey.

Collins Court, Whittlesey, Peterborough, PE7 1UB.

- DETACHED HOME
- FOUR BEDROOMS
- UTILITY ROOM
- DOUBLE GARAGE
- AMPLE OFF ROAD PARKING

**£340,000**



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## Ground Floor

### Hallway

Front entrance door, double radiator, coving to textured ceiling staircase leading to the first floor landing, door to:  
**WC**

Re-fitted two piece suite, comprising a vanity wash hand basin with storage under, tiles splash backs, low-level WC, extractor fan.

**Kitchen** 4.27m (14') max x 3.71m (12'2")

Re-fitted kitchen, briefly comprising a matching range of base and eye level units with solid oak worktops, 1 and a half bowl sink unit with a mixer tap, kitchen island, built-in dishwasher, space for a range cooker, extractor hood over, inclusive of a fridge, uPVC double glazed window to front and side, single radiator, laminate flooring, ceiling spotlights, oil-fired boiler, coving to textured ceiling, good sized kitchen pantry.

**Utility** 2.62m (8'7") x 2.27m (7'5")

Re-fitted utility room, fitted with a matching range of base units with solid worktops over a single sink unit, mixer tap, tiled surround, space for a washing machine and tumble dryer, uPVC double glazed window to side, single radiator, laminate flooring, coving to textured ceiling.

**Dining Room** 3.42m (11'3") x 3.81m (12'6") max

UPVC double glazed window to rear, single radiator, coving to textured ceiling, open plan design leading to the lounge.

**Lounge** 5.55m (18'3") x 3.81m (12'6")

UPVC double glazed window to rear, electric fireplace, telephone point, TV point, coving to textured ceiling, uPVC double glazed double doors leading to the garden.

**Bedroom 3** 3.05m (10') x 2.56m (8'5")

UPVC double glazed window to front and single radiator, coving to textured ceiling.

**Bedroom 4** 3.12m (10'3") x 3.05m (10')

UPVC double glazed window to side, single radiator, coving to textured ceiling.

## First Floor

### Landing

Door to:

**Bedroom 1** 5.33m (17'6") x 4.32m (14'2")

Two uPVC double glazed windows to front, two single radiators, coving to textured ceiling, walk in wardrobe and door leading to:

### En-suite

Re-fitted en-suite, comprising a three piece suite with a shower enclosure, vanity wash hand basin with storage under, low-level WC, extractor fan, uPVC double glazed frosted window to rear, single radiator.

**Bedroom 2** 5.05m (16'7") x 3.71m (12'2")

UPVC double glazed window to front, single radiator, coving to textured ceiling with door to the walk in dressing area and walk in storage cupboard.

### Bathroom

Re-fitted a three piece suite, comprising a p-shaped bath with a shower over, tiled surround, vanity wash hand basin with storage under, low-level WC, extractor fan, uPVC double glazed frosted window to rear, coving to textured ceiling with ceiling spotlights.

### Outside

To the front of the property there is a block paved driveway leading to the double garages which provides off-road parking for several cars. The garages provide power and light connections, workshop with cupboards and worktops, the roof is boarded to allow for additional storage. Gated access leading to the side of the property with shrub borders and a garden tap. The rear garden is enclosed by brick wall and wooden fencing, mainly laid to lawn, mixed plants and trees, paved path leading to the other gated side access.

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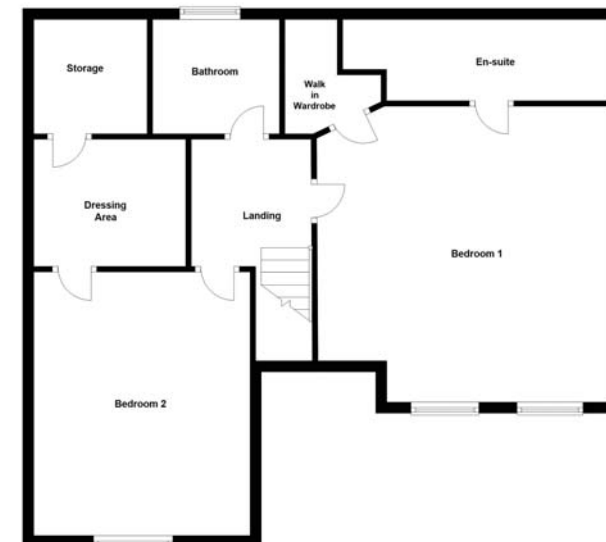
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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