

Stonald Road, Whittlesey, Peterborough, PE7 1QP.



Kitchen



Lounge



Bedroom



Garden



Rear Aspect

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential		Current	Potential	
Best energy efficient - lower running costs 92-100% A 81-91% B 69-80% C 55-68% D 39-54% E 21-38% F 1-20% G Not energy efficient - higher running costs			Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions		
		78			77
	50			45	

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



Established four bedroom family home located in Whittlesey
 Stonald Road, Whittlesey, Peterborough, PE7 1QP.

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- DINING ROOM & UTILITY ROOM
- AMPLE OFF ROAD PARKING & GARAGE
- NO FORWARD CHAIN

£270,000



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Ground Floor

Entrance Hall

Front entrance door, single radiator, dado rail, coving to ceiling, stairs leading to the first floor landing, door to:

WC

UPVC frosted double glazed window to side, wash hand basin, WC, tiled splashbacks.

Utility Room

2.67m (8'9") x 2.14m (7')
Fitted with a matching range of base and eye level units with worktop space over cupboards, 1+1/2 bowl sink with mixer tap, tiled splashbacks, space for fridge/freezer and washing machine, uPVC double glazed window to front, tiled flooring, door leading to the side of the property.

Lounge

6.27m (20'7") max x 3.71m (12'2")
UPVC double glazed window to front, two single radiators, TV point, coving to textured ceiling, ornamental stone fireplace, uPVC double glazed sliding doors leading to the garden, open plan design leading to:

Dining Room

3.96m (13') x 3.01m (9'11")
UPVC double glazed window to rear, single radiator, telephone point, coving to textured ceiling, door leading to:

Kitchen

3.15m (10'4") x 2.69m (8'10")
Fitted with a matching range of base and eye level units with worktop space over cupboards with drawers, sink with mixer tap with tiled, space for fridge and dishwasher, built-in electric oven, electric hob with extractor hood over, built-in microwave, uPVC double glazed window to side, single radiator, coving to ceiling, gas boiler, built in storage cupboard.

First Floor

Landing

Single radiator, coving to ceiling, access to loft, built in storage cupboard, door to:

Bedroom 1

3.56m (11'8") x 3.20m (10'6")
UPVC double glazed window to front, single radiator, fitted wardrobes, drawers and bedside cabinets, built in double door cupboard, coving to textured ceiling.

Bedroom 2

3.73m (12'3") x 2.86m (9'5")
UPVC double glazed window to front, single radiator, dado rail, coving to textured ceiling, two built in double wardrobes, built in double door cupboard, two fitted drawers.

Bedroom 3

2.71m (8'11") x 2.63m (8'8")
UPVC double glazed window to rear, single radiator, laminate flooring, fitted double wardrobe and bedside cabinet, coving to ceiling.

Bedroom 4

2.93m (9'8") max x 2.75m (9')
UPVC double glazed window to rear, single radiator, coving to ceiling.

Bathroom

Fitted with a three piece suite, comprising a bath with a shower over and glass screen, pedestal wash hand basin, WC, tiled surround, uPVC frosted double glazed window to rear, single radiator, coving to ceiling.

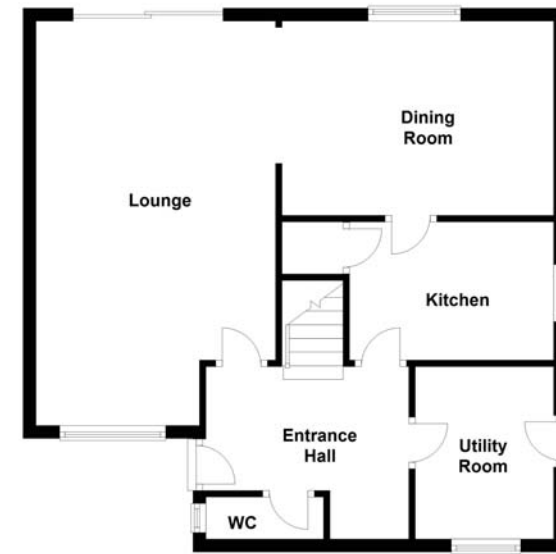
Outside

The front of the property offers a paved drive way, allowing for ample off road parking, access to the garage and gate leading to the rear, mixed plants and trees. Enclosed rear garden, generously sized patio area following onto lawn with a summer house and garden shed.

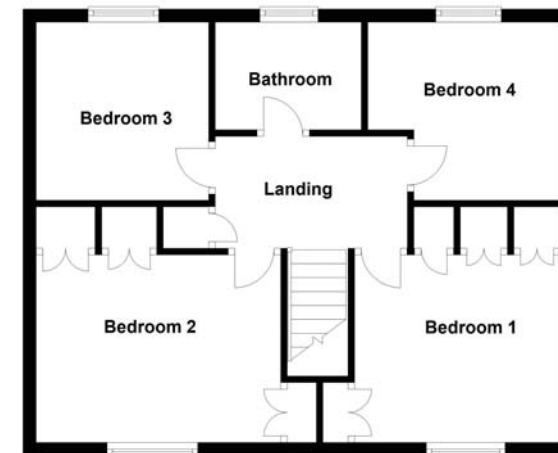
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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