

Coates Road, Eastrea, Whittlesey, PE7 2BD.



Front Aspect



Side Aspect



Bungalow Front Aspect



Bungalow Rear Aspect



Stables

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Not energy efficient - higher running costs 1-20% A 21-30% B 31-40% C 41-50% D 51-60% E 61-70% F 71-80% G 81-90%		Very environmentally friendly - lower CO ₂ emissions 10-15% A 16-20% B 21-25% C 26-30% D 31-35% E 36-40% F 41-45% G 46-50%	
	72		44
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Performance Certificate

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Harrison Rose

Estate Agents Ltd

FOR SALE



Extensive detached family home & a detached bungalow.

Coates Road, Eastrea, Whittlesey, PE7 2BD.

- DETACHED FOUR BEDROOM HOME
- DETACHED ONE BEDROOM BUNGALOW
- APPROXIMATELY 1 ACRE OF LAND
- DOUBLE GARAGES & STABLES
- AMPLE OFF ROAD PARKING

£650,000



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Ground Floor

Entrance Hall

Front entrance door, parquet flooring, stairs leading to the first floor landing, door leading to the lounge and dining room with a further door leading to the inner hall.

Lounge

5.78m (19') max x 4.26m (14')
UPVC double glazed bay window to front, uPVC double glazed window to side, two single radiators, TV point, panelling on walls, decorative coving to ceiling, feature fireplace.

Dining Room

4.27m (14') x 4.57m (15') max
UPVC double glazed bay window to front, single radiator, decorative coving to ceiling.

Inner Hallway

Built in under stair storage cupboard, single radiator, tiled flooring, doors leading to the office, kitchen/breakfast room, utility room, conservatory and further door leading to the rear lobby.

Kitchen/Breakfast Room

4.93m (16'2") max x 4.27m (14') max
Fitted with a matching range of base and eye level units with worktop space over cupboards and drawers, twin sink, mixer tap, tiled surround, built-in fridge and dishwasher, built-in double electric oven, electric hob with an extractor hood over, two uPVC double glazed windows to rear and one located to the side, double radiator, exposed ceiling beams, cast iron log burner.

Utility Room

3.15m (10'4") max x 2.72m (8'11") max
Fitted with a matching range of base units and cupboards with drawers, 1+1/2 bowl sink with mixer tap, tiled surround, space for fridge, washing machine and tumble dryer, uPVC double glazed window to side, tiled flooring, coving to ceiling, built in double door cupboard which houses a gas boiler.

Office

4.26m (14') x 2.08m (6'10")
UPVC double glazed window to side, double radiator, panelling on walls, decorative coving to ceiling, built in bookshelves.

Conservatory

5.74m (18'10") max x 4.02m (13'2") max
UPVC double glazed windows surround, tiled flooring, panelling on walls, uPVC double glazed double doors leading to the garden.

Rear Lobby

Single radiator, door leading to the shower room and double garages.

Shower Room

Fitted with a three piece suite, comprising a shower enclosure, fitted storage, wash hand basin with further storage under, low-level WC, tiled surround, uPVC frosted double glazed window to side, tiled flooring, panelling on walls.

First Floor

Landing

UPVC double glazed window to rear, single radiator, parquet flooring, decorative coving to textured ceiling, access to loft, built in double door storage cupboard, door leading to:

Bedroom 1

4.27m (14') x 5.03m (16'6") max
UPVC double glazed bay window to front, single radiator, decorative coving to ceiling, three built in double doors wardrobes.

Bedroom 2

4.91m (16'1") max x 4.25m (13'11")
UPVC double glazed bay window to front, single radiator, wooden flooring.

Bedroom 3

4.27m (14') x 3.04m (10')
UPVC double glazed window to side, single radiator, coving to ceiling.

Bedroom 4

2.22m (7'4") x 2.13m (7')
UPVC double glazed window to front, single radiator, coving to ceiling.

Bathroom

Fitted with a three piece suite, sunken bath with shower attachment, vanity wash hand basin, high-level flush WC, tiled surround, uPVC frosted double glazed window to rear, double radiator, decorative coving to ceiling.

Bungalow

Entrance Hall

Front entrance door, single radiator, laminate flooring, access to loft, built in gas boiler cupboard, door leading to:

Kitchen

4.75m (15'7") max x 3.10m (10'2") max
Fitted with a matching range of base and eye level units with worktop space over cupboards and drawers, 1+1/2 bowl sink with mixer tap, tiled surround, space for fridge and washing machine, built-in electric oven, electric hob with an extractor hood over, uPVC double glazed window to front, double radiator, tiled flooring, feature ceiling beams, door leading to the garden.

Lounge

4.92m (16'1") max x 3.96m (13') max
Double radiator, TV point, dado rail, decorative coving to textured ceiling, double doors leading to the conservatory.

Conservatory

3.35m (11') max x 3.20m (10'6") max
Double glazed windows surround, single radiator, tiled flooring, double doors leading to the garden.

Bedroom 1

3.50m (11'7") x 3.49m (11'6")
UPVC double glazed window to side, single radiator, coving to ceiling.

Bathroom

Fitted with a four piece suite, comprising a bath and separate shower enclosure, wash hand basin, WC, tiled surround, extractor fan, uPVC double glazed frosted window to front, single radiator, tiled flooring, coving to ceiling.

Outside

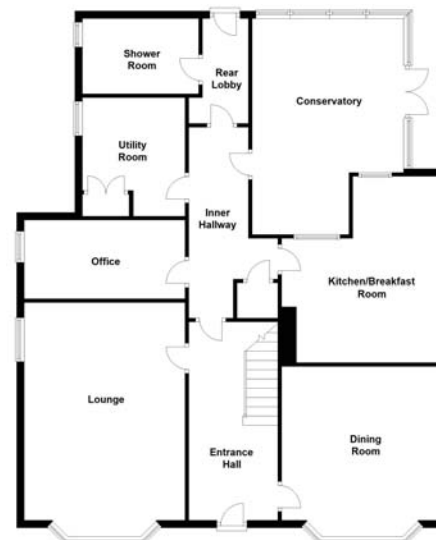
The front of the house has an extensive driveway which leads to the bungalow. Path way leading to steps for access to the front entrance door, steps leading down to a generously sized front lawn with mixed plants, trees, shrubs and bushes. The lawn follows around the property leading to the rear with paths leading to further lawn, double garages and stables. Offering approximately 1/2 acre of land.

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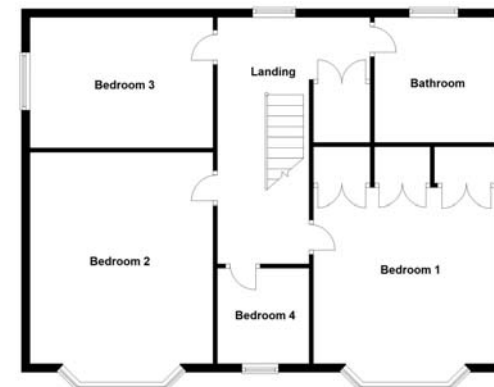
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- Call today to arrange your free valuation -

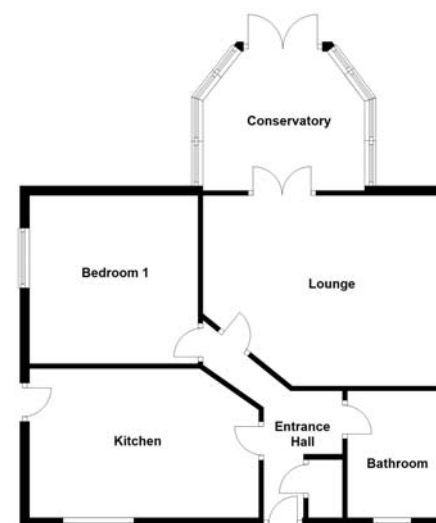
Ground Floor



First Floor



Second Floor



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