

**Kingfisher Road, Whittlesey, Peterborough, PE7 1YF.**



**Kitchen/ Breakfast Room**



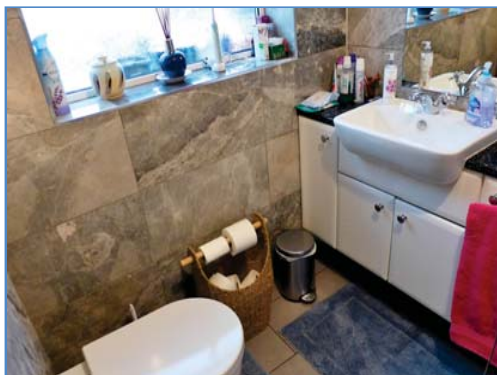
**Lounge**



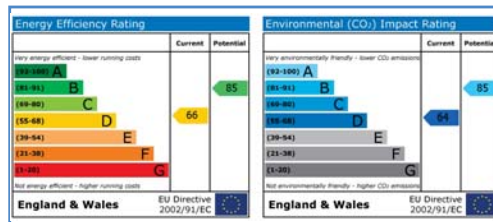
**Dining Room**



**Bedroom**



**Bathroom**



**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



Detached three bedroom bungalow located in Whittlesey.

**Kingfisher Road, Whittlesey, Peterborough, PE7 1YF.**

- WELL PRESENTED
- DETACHED BUNGALOW
- THREE BEDROOMS
- GARAGE & OFF ROAD PARKING
- ENCLOSED GARDEN

**£260,000**



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## Ground Floor

### Hall

Entrance door, single radiator, door leading to:

### Kitchen/Breakfast Room 3.83m (12'7") x 3.42m (11'2")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl with mixer tap, built-in electric oven and four ring hobs, space for fridge and dishwasher, ceiling spotlights, coving to ceiling, tiled flooring, uPVC double glazed window to front, single radiator, TV point.

### Dining Room 6.17m (20'3") max x 3.10m (10'2") max

UPVC double glazed window to rear, single radiator, coving to textured ceiling, ceiling lights, open plan to:

### Sitting Room 4.42m (14'6") max x 3.89m (12'9") max

Surround uPVC double glazed window, single radiator, laminate flooring, TV point, uPVC double glazed door leading to garden.

### Bedroom 1 4.33m (14'2") x 3.58m (11'9") max

UPVC double glazed bow window to front, single radiator, coving to ceiling, built in wardrobe with sliding doors.

### Bedroom 2 3.70m (12'2") max x 3.58m (11'9")

UPVC double glazed window to rear, single radiator, coving to ceiling.

### Bedroom 3 3.35m (11') x 2.67m (8'9")

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

### Shower Room

Fitted with a three piece suite comprising a shower enclosure, vanity wash hand basin with storage under, low-level WC, tiled surround, heated towel rail, frosted uPVC window.

### Utility 3.96m (13') x 1.78m (5'10")

Surround uPVC double glazed window, uPVC double glazed door leading to garden.

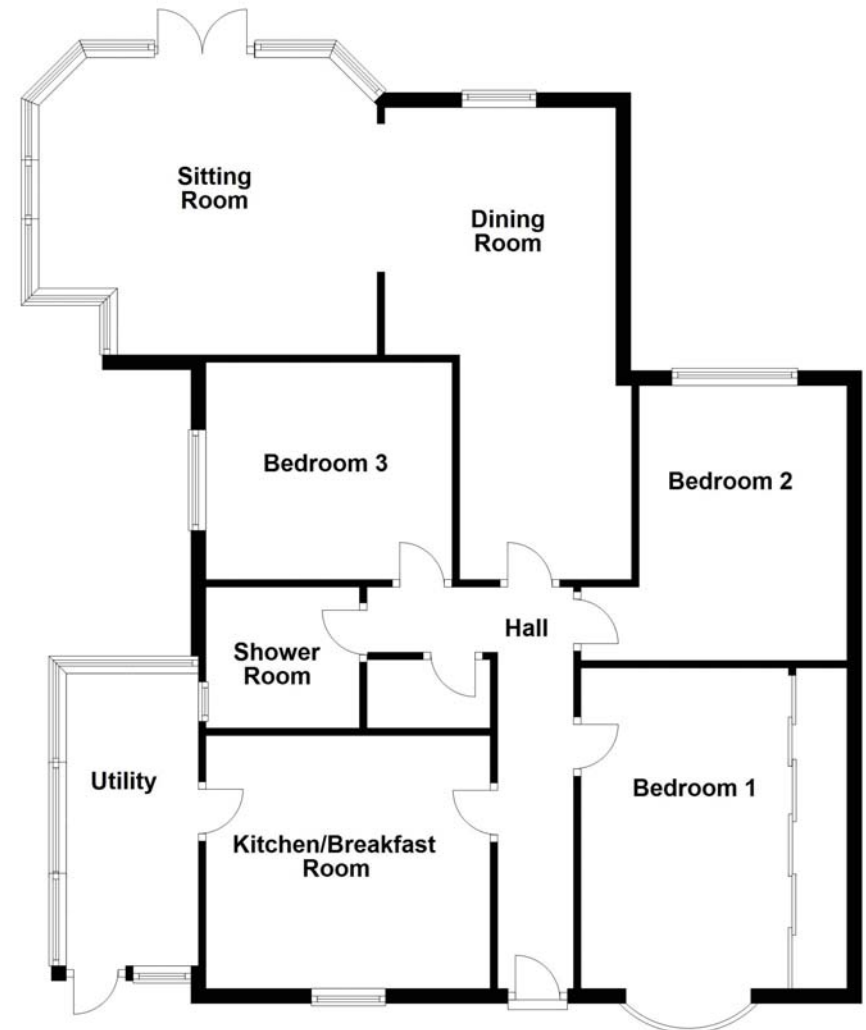
### Outside

The front of the property offers a paved driveway, allowing for ample off road parking, access to garage and gate leading to rear, gravelled areas, mixed plants and trees. Enclosed rear garden, mainly laid to lawn comprising, a paved patio area, vegetable garden, soft fruit bed, mixture of trees and an ornamental sunken fish pond.

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- Call today to arrange your free valuation -

Floorplan



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