



## Maltby Close, Wittering Peterborough

**Price: Freehold £160,000 offers in excess of**

- Dual aspect living room / diner
- Three well-proportioned bedrooms
- Spacious conservatory
- Low maintenance rear garden
- Allocated parking
- Popular village location
- No onward chain

EPC Rating: C



The property is close to local amenities and is in the catchment area for Arthur Mellows Village College, which has an 'outstanding' OFSTED rating, and close by is Great Casterton College, another popular school. There are also great access links to the A1 and A47. The property briefly comprises of dual aspect living room/diner, kitchen, conservatory, three well-proportioned bedrooms, family bathroom, enclosed rear garden and allocated parking.

#### Entrance

Double glazed door to front, radiator and stairs leading to first floor landing.

#### Living Room / Diner

17'9 (5.41m) x 13'9 (4.19m) max.

Double glazed window to front, double glazed French doors to rear, TV socket, phone socket, radiator and under-stair storage.

#### Kitchen

18'3 (5.56m) x 7'3 (2.21m) max.

Matching range of base and eye level units, sink with drainer, space and plumbing for washing machine and dishwasher, space for fridge/freezer, built in oven and hob, double glazed door to rear, double glazed window to rear, radiator and extractor.

#### Conservatory

11'3 (3.43m) x 10'1 (3.07m) max.

Double glazed French doors to side, double glazed windows to three sides with dwarf wall, radiator and ceiling fan.

#### First Floor Landing

Double glazed window to rear, access to loft space, airing cupboard housing the boiler, doors leading to the bedrooms and family bathroom.

#### Bedroom One

11'11 (3.63m) x 10'6 (3.20m) including built-in wardrobes.

Double glazed window to front, radiator and built-in wardrobes.

#### Bedroom Two

10'9 (3.28m) x 7'6 (2.29m) max.

Double glazed windows to front and radiator.

#### Bedroom Three

10'0 (3.05m) x 8'8 (2.64m) max.

Double glazed windows to rear and radiator.

#### Dressing Area

7'4 (2.24m) x 5'3 (1.60m) max.

#### Family Bathroom

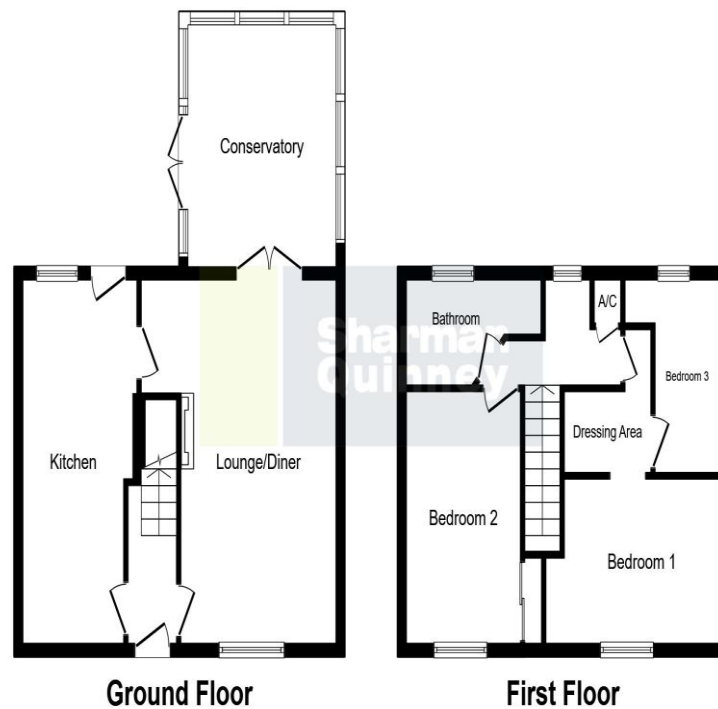
Three piece suite comprising of low level WC, wash hand basin with vanity unit, bath with electric shower over and radiator.

#### Outside Space

The property is approached via a pathway with lawn area along with a brick built out building currently being used for storage. The rear garden is mainly laid to lawn with patio area, borders and gated rear access. The property also benefits from an allocated parking space.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SFD203082 - 0005



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Sharman Quinney. Powered by [www.focalagent.com](http://www.focalagent.com)

**selling your property?**  
call us to arrange your  
**FREE MARKET APPRAISAL**

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SFD203082 - 0005