



Kingfisher Road, Whittlesey Peterborough
£325,000 Freehold

**Sharman
Quinney**

Key Features



- 16' Living room and 17' kitchen
- Separate dining room
- Small study area
- En-suite shower room
- Extensive off-road parking
- Large garden room (formally the garage)
- Secluded rear garden
- Benefitting from no onward chain

Entrance porch

Living room 5.07m x 3.91m (16'6" x 12'8")

Bedroom one 3.31m x 3.92m (10'6" x 12'9")
minimum excluding recess

En-suite shower room



Inner hallway

Bedroom two 3.51m x 3.07m (11'5" x 10')

Bedroom three 3.52m x 3.32m (11'5" x 10'9")
maximum into recess

Bathroom

Study room 1.52m x 2.65m (5' x 8'7")

Dining room 3.7m x 3.4m (12'1" x 11'1")

Kitchen/breakfast room 5.3m x 2.95m (17'4" x 9'7") maximum into recess

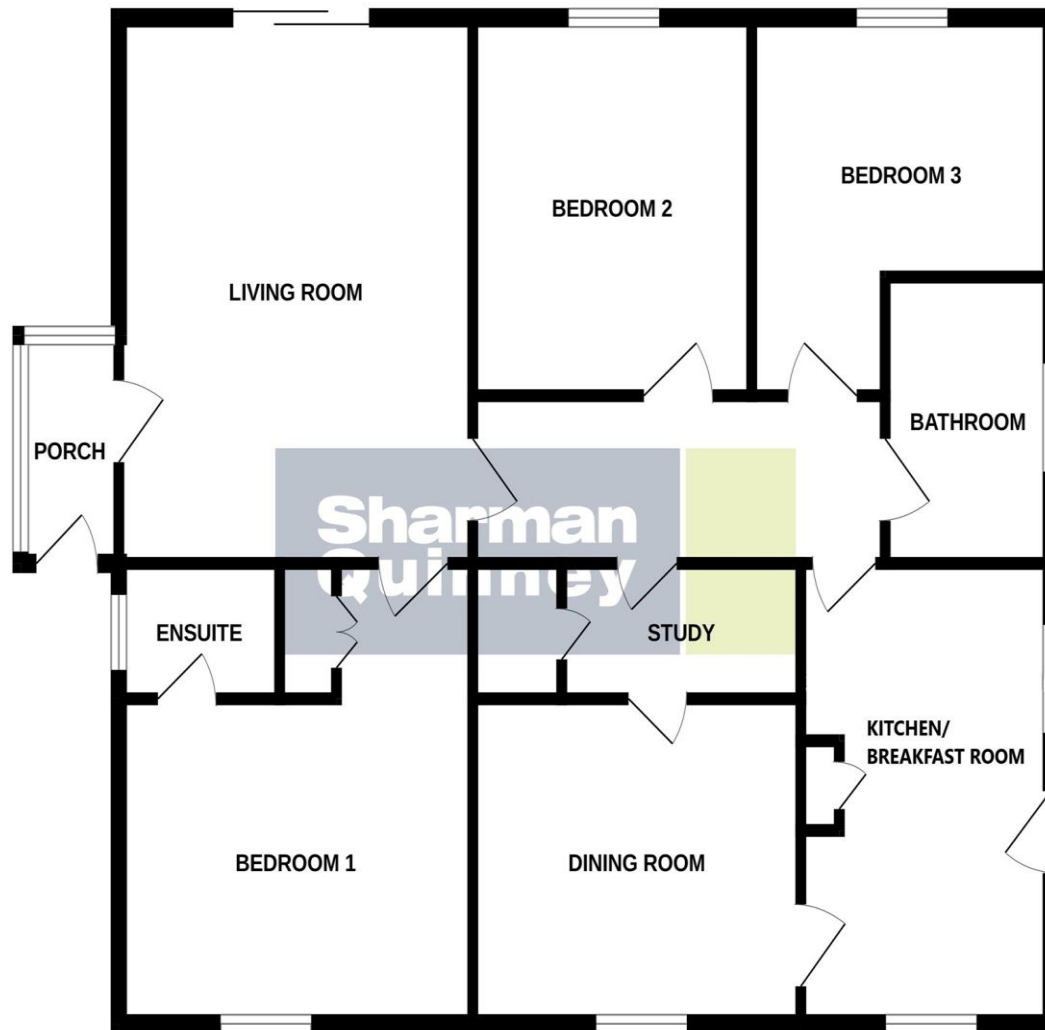
Outside: Extensive off-road parking to the front with "In and Out" driveway and dwarf wall. Paved driveway to the side with lockable gates. Secluded rear garden, mainly laid to lawn and paved patio area with timber pergola, flower beds and ornamental trees and shrubs.

Garden room (formally the garage). Patio doors to the side, leading into the rear garden.
Large storage room to the rear of the garden room.

AGENTS NOTE - The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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01733 205000

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 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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: WHT204543 - 0002

