



Guildenburgh Crescent, Whittlesey Peterborough  
**Offers In The Region Of £240,000 - £250,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Planning for one storey extension
- Separate dining area
- Outside utility room
- UPVc double glazing
- Gas central heating
- Double width driveway
- Single garage
- Secluded rear garden

## Entrance hall

Lounge 3.36m x 3.66m (11'03" x 12'02") Opening to:

Dining area 3.08m x 2.75m (10'10" x 9'04")

Kitchen 2.76m x 3.06m (9'05" x 10'05") maximum into recess

Outside utility room



## First floor landing

Bedroom one 2.46m x 3.67m (8'06" x 12'04")  
maximum into recess

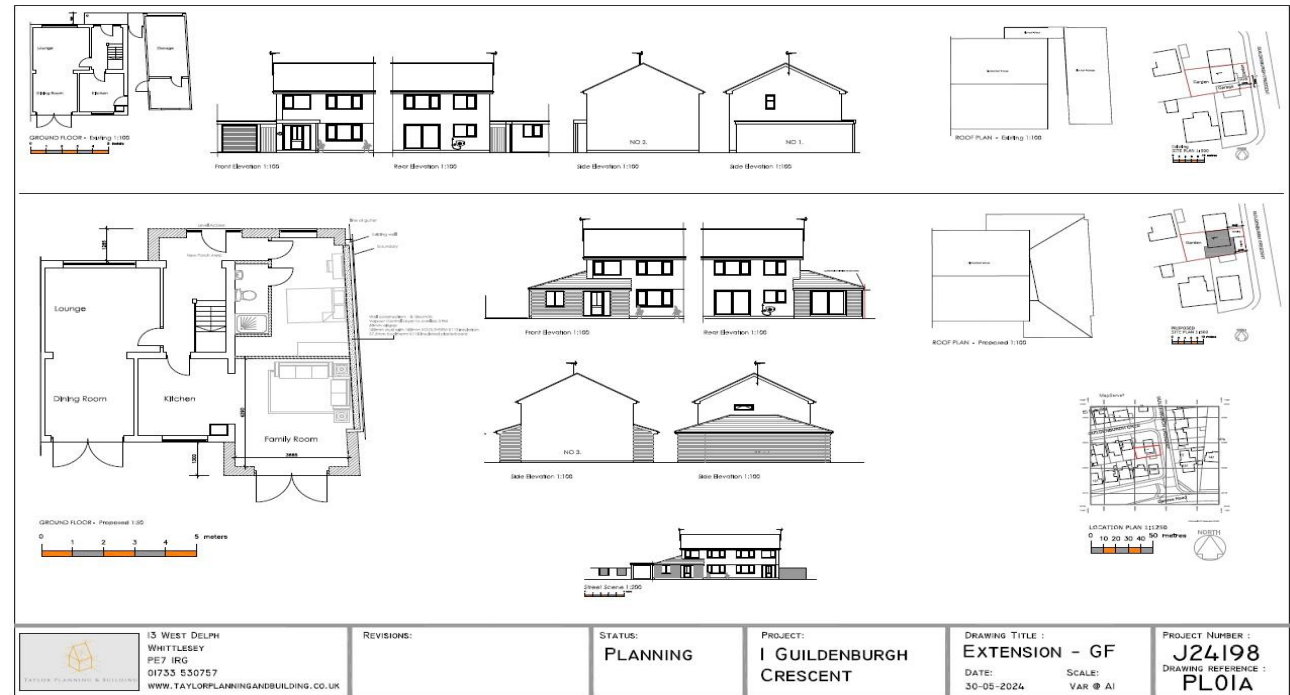
Bedroom two 3.07m x 3.67m (10'09" x 12'04")  
maximum into recess

Bedroom three 2.76m x 2.14m (9'05" x 7'03")

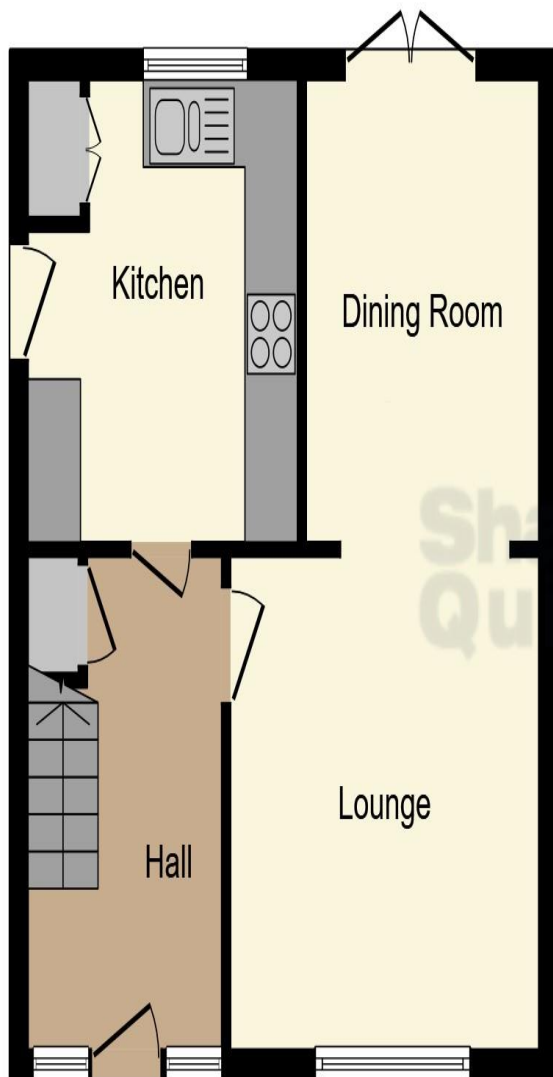
## Bathroom

Outside: The front is laid to gravel with a double width driveway leading to the single garage.  
Enclosed rear garden mainly laid to lawn with patio area.

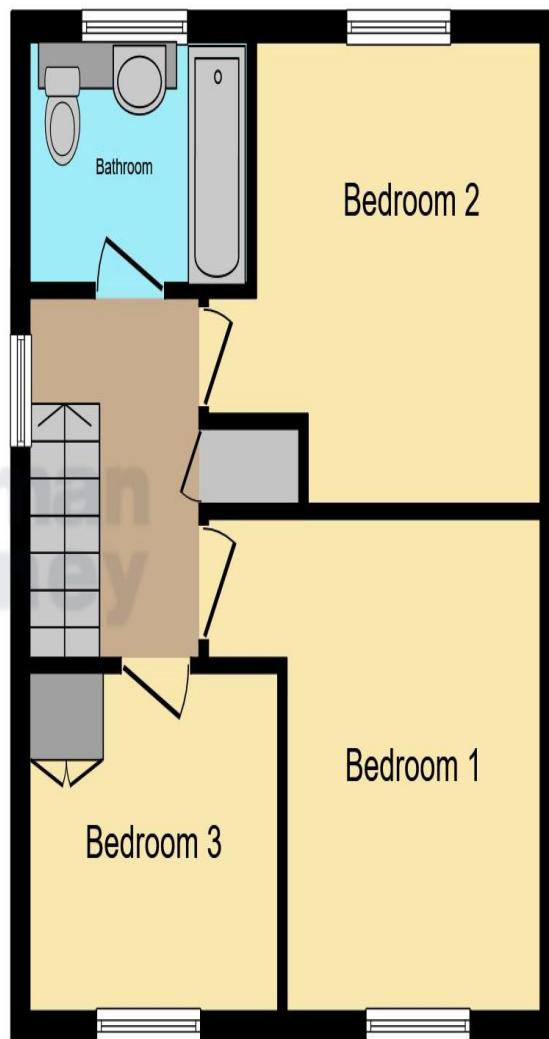
Agent's notes: The property has planning for a one storey extension, providing an additional bedroom downstairs with en-suite and a family room leading into the rear garden.  
Fenland District Council planning reference: F/YR24/0628/F







**Ground Floor**



**First Floor**

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