



Cemetery Road, Whittlesey Peterborough  
**Offer In the Region Of £365,000 - £375,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Two reception rooms
- UPVc conservatory
- Cloakroom and utility room
- En-suite shower room
- Four-piece bathroom
- Triple glazing in most rooms
- Garage and block paved driveway
- Electric door to the garage

Entrance hall

Cloakroom

Lounge 3.40m x 5.44m (11'2" x 17'10") minimum excluding bay window. Triple glazed window.

Dining room 3.12m x 3.20m (10'3" x 10'6")

Conservatory 2.44m x 3.58m (8' x 11'9")

Kitchen 3.68m x 3.20m (12'1" x 10'6") triple glazed window.

Utility room 1.32m x 3.20m (4'4" x 10'6") triple glazed window.





## First floor landing

Bedroom one 3.40m x 5.44m (11'2" x 17'10") minimum excluding bay window. Triple glazed window.

Ensuite shower room Triple glazed window.

Bedroom two 4.04m x 2.90m (13'3" x 9'6") minimum excluding recess. Triple glazed window.

Bedroom three 2.84m x 3.53m (9'4" x 11'7") maximum into recess. Triple glazed window.

Bedroom four / Study 2.51m x 3.28m (8'3" x 10'9") maximum into recess. Triple glazed window.

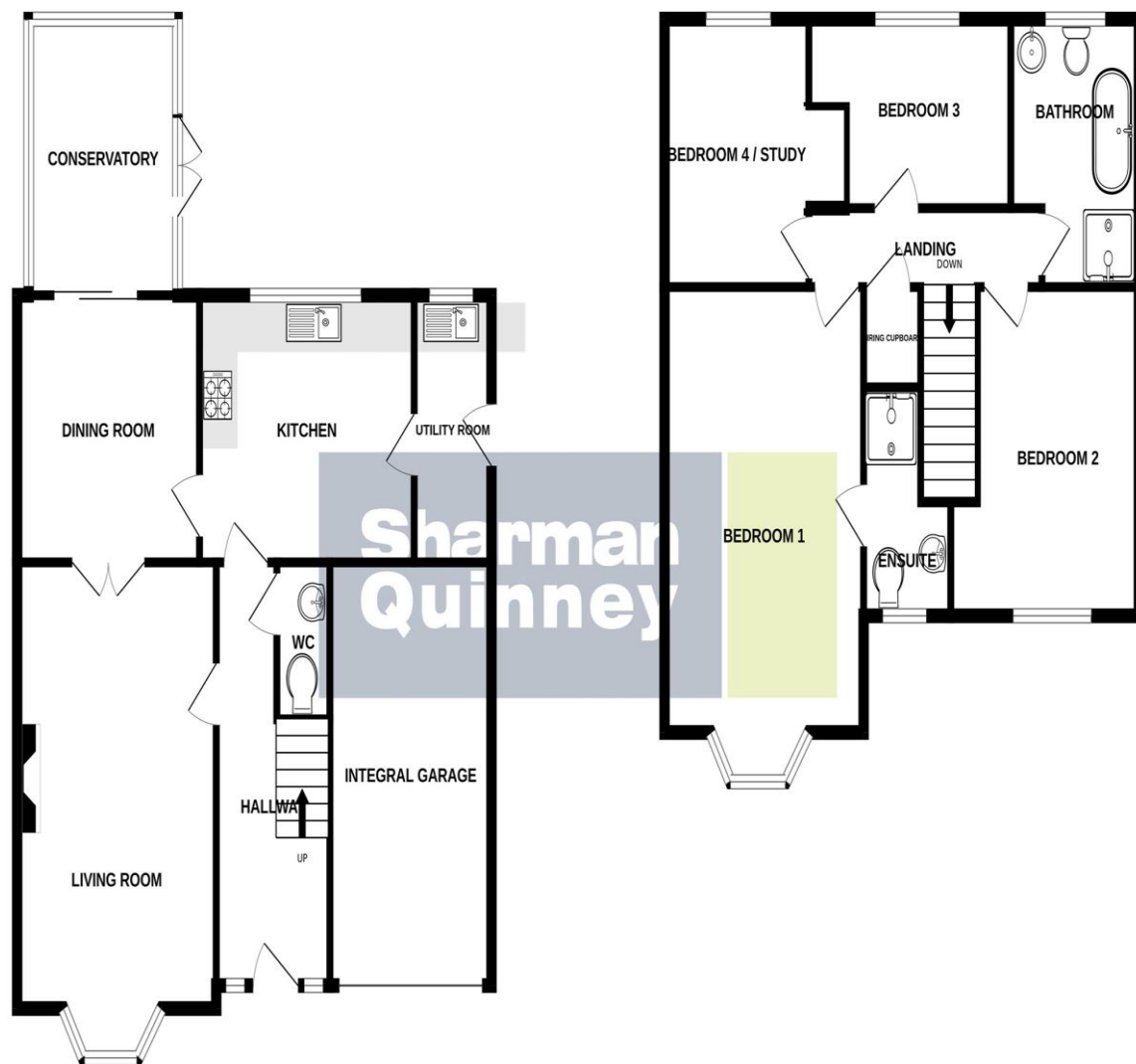
Bathroom Triple glazed window.

Outside: Integral garage with remote electric door, extensive block paved driveway to the front with composite gated access leading to the rear garden. Secluded rear garden, laid to lawn with a good size paved patio area. A variety of ornamental shrubs and trees with flower beds.



GROUND FLOOR

1ST 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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To view this property call Sharman Quinney on:  
**01733 205000**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 205000

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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.

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