



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.

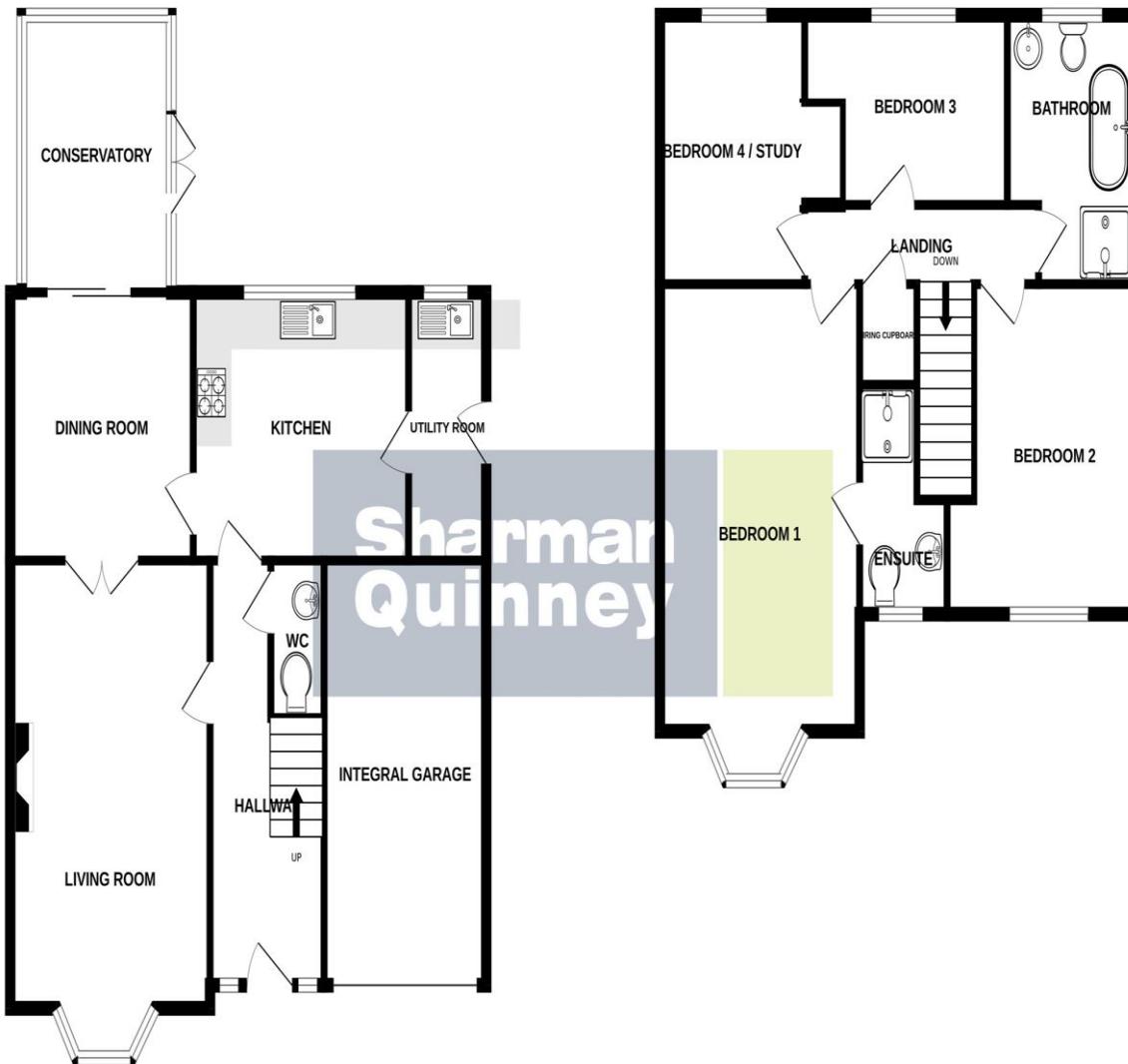
Bathroom Triple glazed window.

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.

Made with Metropix ©2025

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

# Selling your property?

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

 01733 205000

 46a Market Street, Whittlesey, PETERBOROUGH,  
Cambridgeshire, PE7 1BD

 [whittlesey@sharmanquinney.co.uk](mailto:whittlesey@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 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: WHT204633 – 0014 - DDM

