



West End, Whittlesey Peterborough
Offers In the Region of £375,000 - £400,000 Freehold

**Sharman
Quinney**

Key Features

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- Extended on two floors
- Planning for loft conversion
- Impressive 22' kitchen/breakfast room
- Separate dining room/study
- Additional 21' reception room to the rear
- Two upstairs bathrooms
- Re-fitted boiler in 2023
- Good size secluded rear garden



Entrance hall

Downstairs cloakroom

Living room 3.98m x 3.33m (13'1" x 10'11")
maximum into bay window

Kitchen/breakfast room 5.76m x 6.79m (18'11" x 22'3") maximum into recess (L-shaped room)

Dining room/study 2.97m x 3.71m (9'9" x 12'2")

Side porch 2.20m x 2.39m (7'3" x 7'10")

Utility room 2.88m x 3.65m (9'5" x 12')

Reception room 3.01m x 6.39m (9' 11" x 21')

First floor landing

Bedroom one 3.94m x 3.41m (12'11" x 11'2")

Bathroom 1.69m x 2.11m (5'7" x 6'11")

Bedroom two 2.97m x 3.64m (9'9" x 11'11")

Bedroom three 2.95m x 3.91m (9'8" x 12'10")

Bedroom four 2.70m x 2.89m (8'10" x 9'6")

Second bathroom 1.89m x 3.52m (6'2" x 11'7")





Ground Floor

First Floor

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Outside: Laid to gravel at the front providing off road parking. South facing rear garden mostly laid to lawn with a large patio area, garden cabin with lighting and power connected, fully insulated with double glazing.

Agents notes: There is planning for the loft to be converted. Information is found on the Fenland District Council website under the planning section. The reference number is: F/YR23/0833/F

To view this property call Sharman Quinney on:
01733 205000

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 01733 205000

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