



Gracious Street, Whittlesey Peterborough  
**Offers In The Region Of £400,000 - £425,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Grade II listed cottage
- Many original features
- Impressive kitchen with fitted Aga
- Off road parking
- En-suite shower room and WC
- Two reception rooms
- Charming cottage style garden
- Close to many local amenities

Kitchen/breakfast room 6.96m x 4.89m (22'10" x 16'1") maximum into recess

Lounge 5.51m x 4.66m (18' x 15'2") maximum into recess

Dining room 4.64m x 3.88m (15'3" x 12'7")

Pantry





First floor landing

Bedroom one 5.10m x 4.73m (16'9" x 15'6")  
maximum into recess

En-suite shower room

WC

Bedroom two 4.75m x 4.20m (15'7" x 13'9")  
maximum into recess

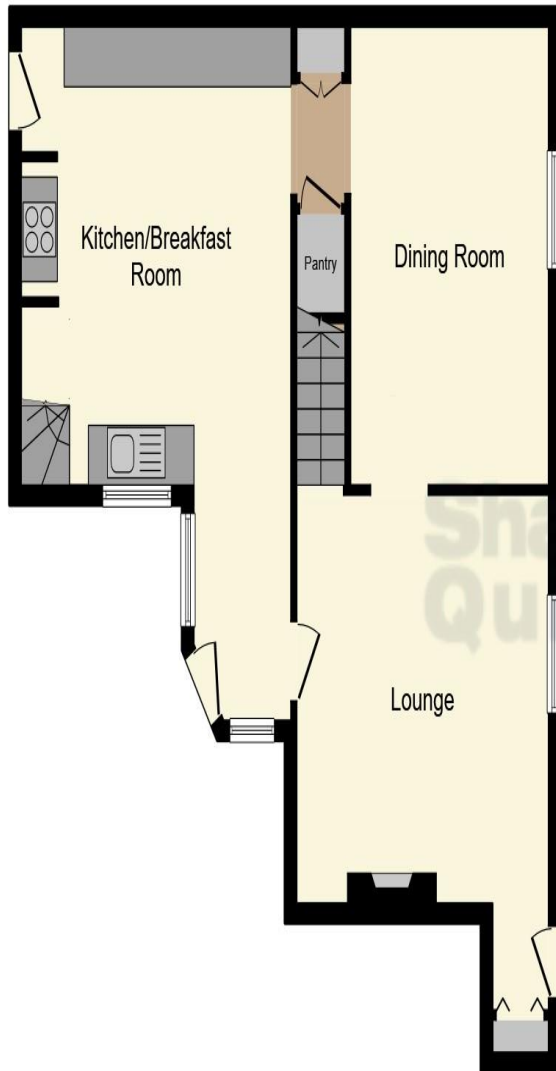
Bedroom three 2.72m (8'11") x 2.61m (8'7")

Bathroom

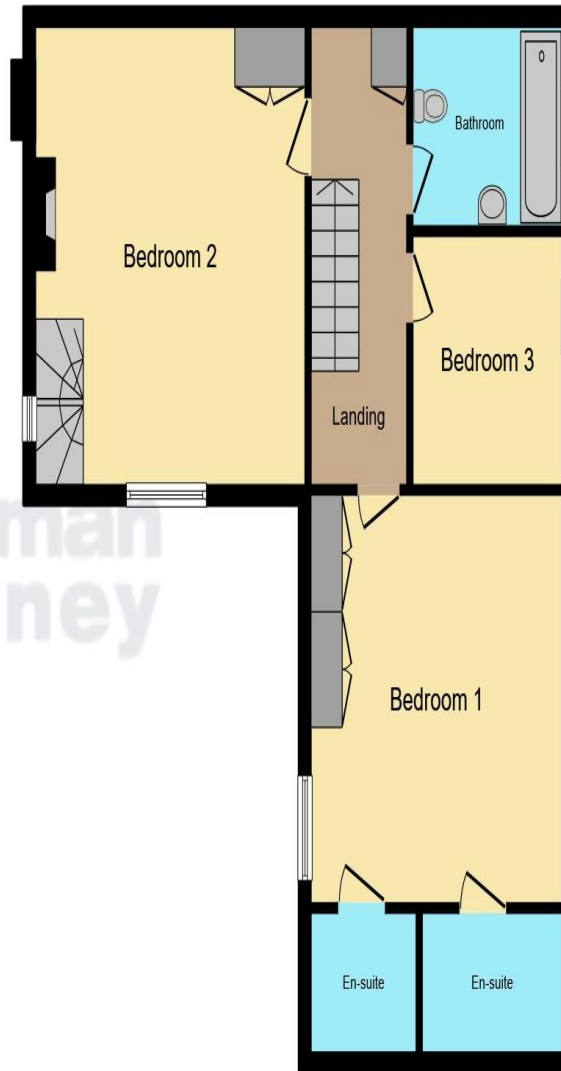
Outside: Off-road parking to the front, gated access leading to the charming cottage style gardens including ornamental and fruit trees, creating a delightful environment. The patio area is ideal for outdoor seating. There's a low-maintenance bark-covered section with an array of beautiful plants and shrubs. A garden shed provides practical storage, while the highlight of the outdoor space is the summer house. This cosy retreat features underfloor heating for comfort in cooler months and is designed to reflect heat during the summer, offering a perfect spot to relax and unwind all year round.

Summer house 3.50m (11'4") x 3.50m (11'4")





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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

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