



Gracious Street, Whittlesey Peterborough
Offers In The Region Of £290,000 - £300,000 Freehold

**Sharman
Quinney**

Key Features



- Garage with electric door
- Heavily extended on two floors
- Impressive 23' kitchen/family room
- Bi-folding doors into the south facing garden
- Quality kitchen with centre island
- En-suite and walk-in wardrobe
- Two reception rooms
- Walking distance into town

Entrance hall

Living room 4.06m x 3.43m (13'3" x 11'3")

Dining room 4m x 3.41m (13'1" x 11'2")
Understairs storage room

Downstairs cloakroom

Utility room

Kitchen/family area 3.81m x 7.14m (12'5" x 23'5")
Bi-folding doors to the rear garden



First floor landing

Bedroom one 3.55m x 3.42m (11'7" x 11'2")

En-suite shower room

Walk-in wardrobe

Bedroom two 2.65m x 3.39m (8'8" x 11'1")

Bedroom three 2.67m x 2.21m (8'9" x 7'3")

Family bathroom

Outside: Secure gated access leading to the side of the property. Low maintenance, secluded, south facing rear garden landscaped with artificial lawn, quality paved patio and pathways leading to the garage at the rear. Electric operated garage door leading towards Orchard Street.

Garage 5.47m x 3.04m (17'11" x 9'11") Fitted electric door

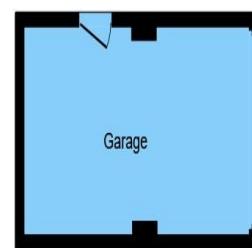




Ground Floor



First Floor



Garage

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

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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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