



16 Barnes Way
Whittlesey PE7 1LE
£300,000

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Positioned in a Cul De Sac location this linked detached house is being sold with NO ONWARD CHAIN. Located on the edge of this popular market town the property enjoys easy access to the local amenities and Peterborough City.

The accommodation comprises; Entrance Porch, Entrance Hall with a Cloakroom W.C. the stairs leading to the first floor Landing. The Lounge has a Box Bay feature window to the front and then good size Kitchen Diner goes through to a Conservatory and a generous Utility Room which in turn gives indoor access to the Garage.

The first floor Landing leads to THREE DOUBLE BEDROOMS with an Ensuite to the main, and a family Bathroom.

Outside is an open plan garden to the front with a driveway leading to the single Garage, Gated side access leads to an enclosed Garden which has a professionally built Cabin positioned at the far boundary. Custom built and designed for height sensitive activities such as a golf simulator, with power and light connected the building is an ideal work from home station or studio/hobby room.

Tenure Freehold
Council tax D





Entrance Porch

Entrance Hall
Stairs to the first floor Landing, storage cupboard.

Cloakroom W.C

Lounge
16'7" x 11'5" (5.08m x 3.48m)
Box Bay window to front, fireplace feature, attractive panelling to walls

Kitchen Diner
17'9" x 11'7" (5.43m x 3.55m)
Double doors to Conservatory

Conservatory
11'2" x 8'9" (3.42m x 2.69m)
Double doors to the rear Garden

Utility Room
8'3" x 8'0" (2.54m x 2.46m)
Door to rear garden and Garage

First Floor Landing

Bedroom 1
13'8" x 8'3" (4.17m x 2.54m)

Ensuite Shower Room

Bedroom 2
15'1" x 8'3" (4.61m x 2.53m)

Bedroom 3
12'0" max x 8'10" max (3.68m max x 2.71m max)

Family Bathroom

Garden Cabin
23'11" x 10'8" (7.30m x 3.26m)
Professionally erected structure with power and light connected, set over two levels for height sensitive activities.

Outside
To the front of the property is an open plan garden and driveway leading to the single Garage. Gated side access leads to an enclosed garden with access to the Garden Cabin.



Floor Plan



Viewing

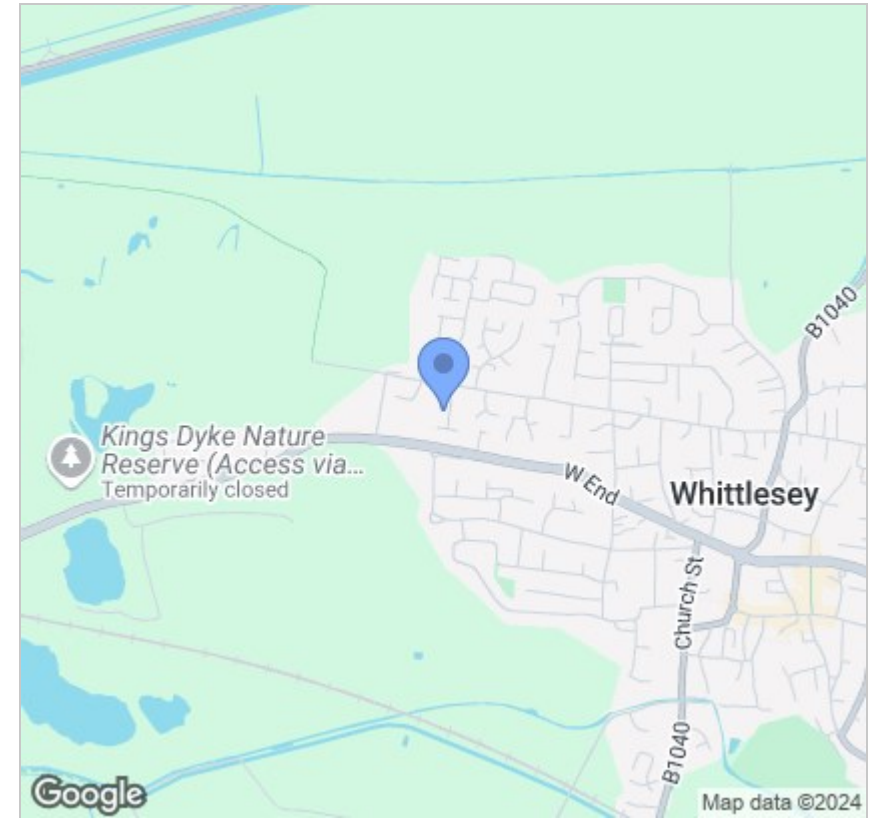
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

