

PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>
 Disclaimers: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

England & Wales	
Energy Rating	Energy Efficiency - lower rating costs
A	127 (91%)
B	113 (81%)
C	100 (71%)
D	82 (58%)
E	69 (50%)
F	55 (39%)
G	35 (25%)

EU Directive 2002/91/EC

Energy Efficiency Graph



Area Map

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



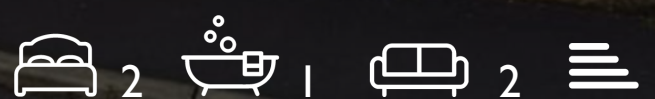
Floor Plan



Woolpack Lane

Whittlesey, Peterborough, PE7 1BS

£180,000



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Whittlesey, Peterborough, PE7 1BS

Welcome to this two-storey detached cottage located in the heart of the Cambridgeshire market town of Whittlesey, conveniently located within pedestrian access to all the local shops, services and amenities. Open plan modern living, sprawling over a generous area of 79 square metres. This chic home offers a dynamic floor plan designed to maximize space and comfort.

The ground floor opens to reveal a warm living room adorned with a cosy fireplace, offering a perfect setting for intimate family gatherings open through to separate dining area. The fully equipped kitchen is the heart of this homely space and complements your culinary skills. Adjacent, you will find a convenient WC and a bathroom comprising of a two-piece suite including a bath accentuating luxury and relaxation at your hands. Ascend to the upper floor and find yourself in a spacious area leading to two double bedrooms. The master bedroom stands as a unique personal retreat offering comfort, serenity, and a feeling of home. The second bedroom offers for convenience an integrated WC and a wash hand basin. Outside to the rear and side is an enclosed garden space, a single garage, plus a gated driveway providing off road parking. This splendid property harmoniously combines stylish design with practicality, promising composure and serenity in your own personal sanctuary. This modern home caters to every modern family's needs and is waiting for someone to start making memories.

Entrance Hall/Dining Room

11'3" x 11'6"



Living Room
11'1" x 14'6"

Kitchen
23'5" x 7'9"

Bathroom
5'7" x 7'9"

WC
2'9" x 4'11"

Landing
3'1" x 2'8"

Master Bedroom
9'9" x 14'6"

Bedroom Two
10'10" x 11'6"

EPC - Awaiting

Tenure - Freehold

