

for sale

£245,000



## Claygate Whittlesey Peterborough PE7 1QL

CLOSE TO EVERYTHING FAR FROM ORDINARY. An individual detached property situated in this non estate cul-de-sac location. The accommodation comprises of Lounge, Dining area, Kitchen, CONSERVATORY, Utility room, PANTRY, WC, 3 bedrooms, family bathroom, front garden and large enclosed rear garden.





# Claygate Whittlesey Peterborough PE7 1QL

## Kitchen

12' 2" x 7' 11" ( 3.71m x 2.41m )  
Double glazed entrance door to front. Fitted kitchen comprising of matching wall and base units with worksurface over housing stainless steel sink and drainer, range style cooker, tiled splash backs, double glazed window to side aspect and door to side, coving to textured ceiling.

## Dining Area

10' 8" x 7' 3" ( 3.25m x 2.21m )  
Vinyl flooring, coving to textured ceiling and radiator.

## Lounge

20' 10" max x 20' 4" max ( 6.35m max x 6.20m max )  
With a double glazed bay window to front aspect, French doors to rear, radiator, stone built fireplace and coving to textured ceiling.

## Utility Room

8' 1" x 8' 2" ( 2.46m x 2.49m )  
Coving to textured ceiling and wall mounted radiator.

## Pantry

7' 5" x 4' 9" ( 2.26m x 1.45m )  
With a double glazed door to side and vinyl flooring.





## Cloakroom

Fitted with low level WC, wash hand basin, double glazed window to side aspect, vinyl flooring, coving to textured ceiling and wall mounted radiator.

## Conservatory

7' 9" x 9' 6" ( 2.36m x 2.90m )  
With a brick built base and UPVC and double glazed surround.

## Landing

With stairs rising from ground floor, coving to textured ceiling.

## Bedroom One

10' 11" ex build it cupboard x 9' 10" ( 3.33m ex build it cupboard x 3.00m )  
With a double glazed window to rear aspect, wall mounted radiator, dado rail, built in wardrobes, coving to textured ceiling.

## Bedroom Two

9' 1" max x 11' 4" max ( 2.77m max x 3.45m max )  
With a double glazed window to front aspect, wall mounted radiator, coving to textured ceiling.

## Bedroom Three

9' 2" max x 11' 4" max ( 2.79m max x 3.45m max )  
With a double glazed window to front aspect, wall mounted radiator, laminate flooring, coving to textured ceiling.

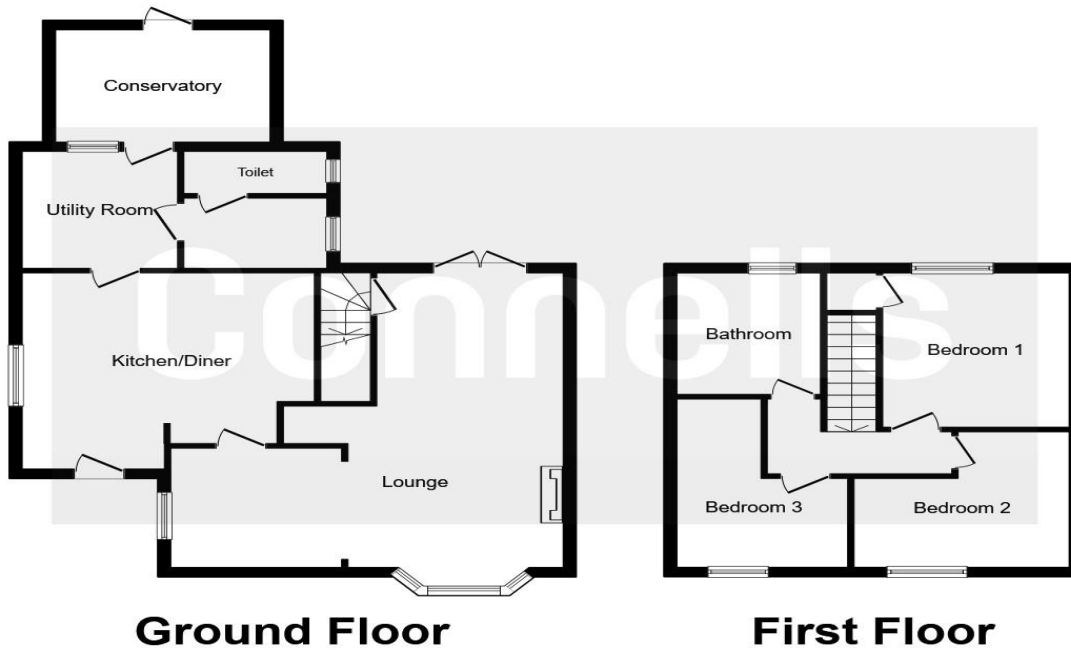
## Bathroom

Fitted suite comprising of bath with taps over and shower attachment with shower screens, wall mounted radiator, spot lighting and vinyl flooring.

## Rear Garden

Enclosed rear garden with brick built wall and pedestrian gate, laid to lawn with patio, timber shed, workshop and pigeon loft





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Property Ref: PBO309679 - 0022

**Tenure:** Freehold

**EPC Rating:** C

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