

for sale

£375,000



## The Grove Whittlesey Peterborough PE7 2RF

Connells are delighted to present this DETACHED 4 bedroom bungalow situated in a sort after area of Whittlesey, within a quiet close. Including Utility Room, CONSERVATORY with Front & Rear Gardens. Viewings are highly recommended to appreciate everything this property has to offer! 01733 314775





# The Grove Whittlesey Peterborough PE7 2RF

## Entrance Hall

This property can be accessed by the front or rear side door. The front access opens into the main entrance hallway with access to a W/C and separate cloakroom. The main areas of the property has fitted Karndean laminate flooring.

## Lounge

16' 7" x 12' 3" ( 5.05m x 3.73m )

The dining room opens up from the living room, double glazed windows to front and side aspects. The Fireplace has a living gas fire and marble surround. Wall lights TV point and two radiators.

## Diner

9' x 9' 8" ( 2.74m x 2.95m )

Through the Archway from kitchen the laminate flooring continues into the dining room, radiator with double glazed window to the front.

## Kitchen

9' 10" x 10' 6" ( 3.00m x 3.20m )

Entering the open plan kitchen which comprises of wall mounted and base units with a fully integrated fridge, dishwasher, Neff double oven with a Neff ceramic hob. Feature radiator and double glazed window, TV point. There are ceiling spotlights and under cupboard lighting giving light to the kitchen.





## Utility Room

7' 6" x 5' 10" ( 2.29m x 1.78m )

Utility comprises of matching base cupboard with sink and matching tiling, space for fridge freezer and plumbing for washing machine also a large pantry cupboard for storage. Side access door.

## Conservatory

13' 4" x 15' 10" ( 4.06m x 4.83m )

Large spacious conservatory of half brick construction, double glazed windows. Two double French opening patio doors to front and side aspects. Tiled flooring, pleated blinds to ceiling and roller blinds to all windows. Radiator and TV point.

## Bedroom One

12' 11" x 10' 4" ( 3.94m x 3.15m )

Double Glazed window to the rear aspect, radiator and TV point. Large ceiling height wardrobes on one wall, matching drawers and bookcase.

## Bedroom Two

10' 3" x 9' 2" ( 3.12m x 2.79m )

Double Glazed window to the rear aspect, radiator. Fitted wardrobes and matching drawers.

## Bedroom Three

8' 10" x 9' 6" narrowing to 7' 2" ( 2.69m x 2.90m narrowing to 2.18m )

Double Glazed window to the side aspect radiator and TV point.

## Bedroom Four

12' x 9' 1" ( 3.66m x 2.77m )

Inset ceiling spotlights. Double glazed window to front, radiator, TV point. Mirrored sliding wardrobes with matching corner drawers.

## Wet Room En-Suite

4' 8" x 8' 11" narrowing to 6' 9" ( 1.42m x 2.72m narrowing to 2.06m )

Large open wet room with an electric shower. Double glazed window to rear.

## Family Bathroom

Tiled bathroom with a panel bath, shower and screen, wall hung wash hand basin, close coupled W.C with half and full flush. Wall hung storage cabinet, heated LED lighted mirror, heated towel radiator. Ceiling spot lights and double glazed window.

## Front Garden

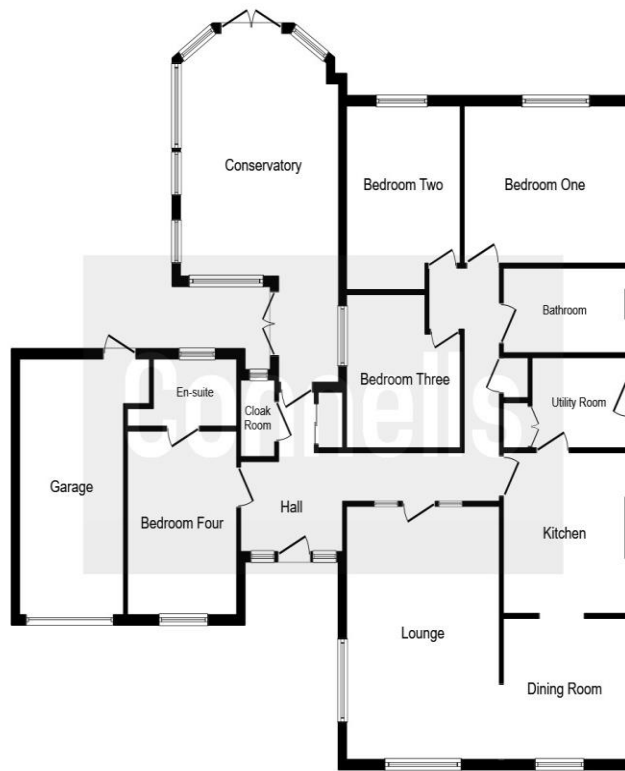
To the front you have a garage with up and over door, parking for 3-4 cars on driveway.

Planted front garden with gravelled area.

## Rear Garden

Outside you have a large secluded spacious garden. There is a patio area to the side where you will find a back door to the garage. There are garden access gates either side of the bungalow. A second patio area under a large pergola with mature climbing plants. Stepping stones across the grass lead to a half shed and green house.





**Ground 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).  
Plan produced for Connells. Powered by www.focalagent.com

To view this property please contact Connells on

**T 01733 314 775**  
**E [peterborough@connells.co.uk](mailto:peterborough@connells.co.uk)**

14 Cowgate  
PETERBOROUGH PE1 1NA

Property Ref: PBO309801 - 0019

**Tenure:** Freehold

**EPC Rating:** D

**view this property online** [connells.co.uk/Property/ref-PBO309801](http://connells.co.uk/Property/ref-PBO309801)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.