



**Red Barn, Whittlesey PE7 2DZ**

***welcome to***

**Red Barn, Whittlesey**

**\*\* BRAND NEW Stunning Detached Family Home \*\* Four Bedrooms \*\* Two En Suites \*\* Lounge plus Dining Room \*\*  
Fitted Kitchen \*\* Utility Room \*\* Enclosed Rear Gardens \*\* Garage \*\* Viewing Recommended \*\***





**Note**

The ground floor benefits from underfloor heating.

**Entrance Door**

to

**Hall**

to

**Ground Floor Cloakroom**

Wash hand basin. Low level wc. Extractor fan.

**Lounge**

19' 9" x 11' ( 6.02m x 3.35m )

Bay window to front. TV point. Double doors to Dining Room

**Dining Room**

11' 7" x 10' 7" ( 3.53m x 3.23m )

French doors to garden. Double doors to Lounge. Door to Kitchen. TV point.

**Kitchen**

15' 8" x 10' 8" ( 4.78m x 3.25m )

Window to rear. Single drainer sink with mixer taps, 1 1/2 bowl. Oak worktops. Electric double oven. Induction hob and cooker hood above. Integrated dishwasher and tall fridge and freezer. Wall units with work surfaces and storage under.

**Utility Room**

10' 7" x 4' 9" ( 3.23m x 1.45m )

Window to front. Door to side and garage. Oak worktops.

**Stairs To First Floor Landing**

Loft access. Smoke alarm. Radiator. Storage cupboard with radiator.

**Bedroom One**

17' 5" x 11' 1" ( 5.31m x 3.38m )

Window to front. TV point. Radiator.

**En Suite**

Window to front. Heated towel rail. Shower cubicle. Low level wc. Pedestal wash hand basin. Extractor fan.

**Bedroom Two**

13' 1" x 9' 6" ( 3.99m x 2.90m )

Window to front. Radiator. TV point.

**En Suite**

Window to front. Heated towel rail. Extractor fan. Low level wc. Pedestal wash hand basin.

**Bedroom Three**

11' x 10' 8" ( 3.35m x 3.25m )

Window to rear. Radiator. TV point.

**Bedroom Four**

10' 8" x 9' 6" ( 3.25m x 2.90m )

Window to rear. Radiator.

**Bathroom**

Comprising four piece suite. Double walk in shower cubicle. Low level wc. Pedestal wash hand basin. Extractor fan. Heated towel rail. Panelled bath. Part tiled walls.

**Outside**

Front garden is open plan with gravel drive to garage.

Rear garden is enclosed with patio area.

**Garage**

16' x 12' 10" ( 4.88m x 3.91m )

Remote electric roller shutter door. Door to Utility Room. Hot water system and air source heat boiler.



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## welcome to Red Barn, Whittlesey

- BRAND NEW Detached House
- Four Bedrooms
- Three Bathrooms
- Lounge plus Dining Room
- Kitchen plus Utility Room
- Garage

Tenure: Freehold  
EPC Rating: B

offers in excess of  
**£400,000**



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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postcode not the actual property

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Property Ref:  
MCH114035 - 0002

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