



The Grove, Whittlesey Peterborough PE7 2RF

welcome to

The Grove, Whittlesey Peterborough

This is a fantastic opportunity to purchase this amazing FAMILY HOME with its very own separate SELF-CONTAINED ANNEX. Done to a very high standard, viewing is highly essential to really appreciate how large the property is. The main property benefits from FOUR/FIVE RECEPTIONS, DOWNSTAIRS BEDROOM, CLOAKROOM, UTILITY, a further FOUR BEDROOMS, EN-SUITE and FAMILY BATHROOM. The SELF CONTAINED ANNEX, whilst accessible from the main property does have its very own entrance. The annex comprises from a LOUNGE, DOUBLE BEDROOM, KITCHEN and SHOWER ROOM. Outside benefits from a purpose built outbuilding that is currently used as gym but could easily be an office from home, Good sized enclosed rear garden, AMPLE OFF ROAD PARKING to the front which leads to a SINGLE GARAGE. CALL NOW!!





Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Lounge

19' 4" x 12' 6" (5.89m x 3.81m)

Dining Room

10' 6" x 9' 6" (3.20m x 2.90m)

Sun Lounge

19' 8" x 8' 10" (5.99m x 2.69m)

Study

12' 2" x 8' 2" (3.71m x 2.49m)

Bedroom Five/reception Room

16' 1" x 8' 6" (4.90m x 2.59m)

Kitchen Breakfast Room

13' 9" x 9' 2" (4.19m x 2.79m)

Utility Room

8' 2" x 4' 11" (2.49m x 1.50m)

First Floor And Landing

Bedroom One

12' 10" x 9' 10" (3.91m x 3.00m)

En-Suite

Bedroom Two

12' 6" x 9' 10" (3.81m x 3.00m)

Bedroom Three

10' 2" x 8' 10" (3.10m x 2.69m)

Bedroom Four

9' 10" x 6' 7" (3.00m x 2.01m)

Family Bathroom

Self Contained Annex

Kitchen

10' 2" x 6' 7" (3.10m x 2.01m)

Lounge

12' 2" x 11' 2" (3.71m x 3.40m)

Bedroom

11' 2" x 9' 6" (3.40m x 2.90m)

Shower Room

welcome to

The Grove, Whittlesey Peterborough

- Six Bedrooms
- Self-contained Annex
- En-suite
- Cloakroom
- Four/Five Receptions
- Outbuilding
- Garage
- Detached

Tenure: Freehold EPC Rating: D

offers in excess of

£535,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PCG119988



Property Ref:
PCG119988 - 0007

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01733 311022



Peterborough@williamhbrown.co.uk



6-9 Fortune Buildings Cowgate,
PETERBOROUGH, Cambridgeshire, PE1 1LR



williamhbrown.co.uk