



**Short Drove, Holme Peterborough PE7 3PA**





**welcome to**

**Short Drove, Holme Peterborough**

An established family home in a sought after Village location, offering very well presented accommodation to comprise; entrance hall lounge, dining area, family room / fourth bedroom, utility, kitchen, downstairs wc, three double bedrooms, generous bathroom, pleasant gardens and driveway.



### **Entrance Hall**

Cast style radiator, doors to lounge, leads through to inner hallway, stairs to first floor, through to dining area.

### **Lounge**

16' 9" x 12' 5" ( 5.11m x 3.78m )

Double glazed windows to the front & side, cast style radiator, log burner inset to exposed brick chimney breast.

### **Dining Area**

12' 8" x 7' 5" plus stairs ( 3.86m x 2.26m plus stairs )  
Through to kitchen.

### **Family Room / Bedroom 4**

15' 8" x 10' 10" ( 4.78m x 3.30m )

Double glazed window to the front, radiator.

### **Utility Room**

7' 2" x 4' 6" ( 2.18m x 1.37m )

Half glazed door to the rear, work surface with plumbing for washing machine below.

### **Downstairs Wc**

Close coupled wc, hand wash basin.

### **First Floor Landing**

Double glazed window to the front, doors to bedrooms & bathroom.

### **Bedroom 1**

12' 2" x 12' 3" ( 3.71m x 3.73m )

Double glazed window to the rear, radiator.

### **Bedroom 2**

15' 1" x 8' 9" ( 4.60m x 2.67m )

Double glazed window to the front, radiator.

### **Bedroom 3**

12' 1" x 12' 3" inc chimney breast ( 3.68m x 3.73m inc chimney breast )

Double glazed window to the front radiator feature fireplace in exposed brick chimney breast.

### **Bathroom**

16' 6" x 6' 10" ( 5.03m x 2.08m )

Two double glazed windows to the rear, close coupled wc, hand wash basin basin bath, shower cubicle, vertical radiator.

### **Outside The Property**

The frontage is laid to lawn with a graveled driveway to the side. To the rear there is a pleasant, established garden with a paved patio area with the garden being laid mainly to lawn with a range of established floral & shrub borders. The garden is enclosed by fencing with gated side access.



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## Short Drove, Holme Peterborough

- entrance hall, lounge
- dining area, family room / fourth bedroom
- kitchen, utility, downstairs wc
- three bedrooms, bathroom, generous plot
- council tax band C

Tenure: Freehold EPC Rating: D

# £425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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