



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



## welcome to 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

offers in excess of  
**£415,000**

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 & driveway.



### Entrance Hall

#### Lounge

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

#### Dining Area

12' 8" x 7' 5" plus stairs ( 3.86m x 2.26m plus stairs )

#### Family Room / Bedroom 4

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

#### Utility Room

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

#### Downstairs Wc

#### First Floor Landing

#### Bedroom 1

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

#### Bedroom 2

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

#### Bedroom 3

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

#### Bathroom

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

#### Outside The Property

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#### Property Ref:

YXZ108432 - 0011

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