

for sale

£260,000



## Station Road Whittlesey Peterborough PE7 1UA

### FAMILY FAVOURITE

A family home situated in Whittlesey and situated a short distance from the town centre. The property is well proportioned and offers three double bedrooms along with three reception rooms. A carport and workshop are useful additions to this lovely property. Call us 01733 579412



# Station Road Whittlesey Peterborough PE7 1UA

## Entrance Hall

Front door leading into the entrance hall. Laminate flooring, staircase to first floor landing, papered ceiling and half glazed patterned doors off onto the family room and lounge.

## Lounge

12' 4" max inc chimney breast x 12' excluding bay ( 3.76m max inc chimney breast x 3.66m excluding bay )  
Radiator, TV point, multi fuel wood burner, coving to textured ceiling, double glazed bay window to the front and archway through to the dining room.

## Dining Room

11' 1" x 8' 10" ( 3.38m x 2.69m )  
Double radiator, coving to textured ceiling, fully glazed double doors into the kitchen and conservatory.

## Conservatory

9' 11" x 8' ( 3.02m x 2.44m )  
Ceramic tiled flooring, glazed windows surround and a fully glazed door into the rear garden.



## Family Room

12' 5" plus bay x 12' 3" max ( 3.78m plus bay x 3.73m max )  
Radiator, TV point, laminate flooring continuous from the entrance hall, coving to papered ceiling, double glazed bay window to the front, three quarter double doors through into the kitchen.

## Kitchen

15' 3" max x 10' 4" max ( 4.65m max x 3.15m max )  
Comprising a range of matching wall and base level units, worktops and a one and a half single drainer sink with mixer tap and tiled splashbacks. Cookerpoint, plumbing for a washing machine and space for fridge freezer. Ceramic tiled flooring, radiator, telephone point, door into understairs storage cupboard, textured ceiling. Double glazed window to the rear and fully glazed double doors back into the dining room and a half glazed door into the rear entrance/carport.

## First Floor Landing

Textured ceiling, door through to an inner landing and doors into bedrooms one and two.

## Bedroom One

12' 5" x 11' 7" ( 3.78m x 3.53m )  
Radiator, door into storage cupboard, selection of doors into fitted wardrobes, papered ceiling and a double glazed window to the front.

## Bedroom Two

12' 5" x 9' 9" to front of fitted wardrobes ( 3.78m x 2.97m to front of fitted wardrobes )  
Radiator, doors into fitted wardrobes, door into the airing cupboard housing the cylinder water tank with slatted shelving, papered ceiling and double glazed window to the front.

## Inner Landing

5' 11" x 5' 10" ( 1.80m x 1.78m )  
Radiator, smooth ceiling, frosted double glazed window to rear and doors off onto shower room and bedroom three.

## Bedroom Three

10' 11" x 8' 8" ( 3.33m x 2.64m )  
Radiator, textured ceiling with loft access and a double glazed window to the rear.

## Shower Room

8' 11" x 5' 11" ( 2.72m x 1.80m )  
Being fully tiled to the walls and floor and comprising a three piece suite to include a shower cubicle, wash hand basin with mixer tap over and set within a vanity unit and a WC with dual flush. Radiator, extractor, smooth ceiling and frosted double glazed window to the rear.

## Outside

To the side there is gated access to a covered carport area and then sliding bifold doors leading to a workshop.

To the rear is an ornamental low maintenance garden with a paved patio area and planted side borders.

## Carport

23' 5" x 15' 7" ( 7.14m x 4.75m )  
Power and lighting

Agents note: there is no dropped kerb.

## Workshop

19' 5" x 11' 8" ( 5.92m x 3.56m )  
Power and lighting with courtesy door to the side and two further storage outbuildings





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](http://www.focalagent.com)

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Property Ref: WRN305230 - 0003

**Tenure:** Freehold

**EPC Rating:** E

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