



Eastgate, Whittlesey, Peterborough, PE7 1SE

Offers Over £270,000

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Butler & Co Estate Agents are delighted to present this beautifully maintained **three-bedroom detached family home**, nestled in the heart of the highly desirable market town of Whittlesey.

This charming property boasts a thoughtfully designed layout, featuring a welcoming Entrance hallway, cloakroom, a spacious living room, and a modern kitchen/dining room and a utility room, upstairs, you'll find a landing leading to three generously proportioned bedrooms, including a master bedroom with an en-suite, complemented by a well-appointed family bathroom.

Outside offers front, and rear gardens, and a large private driveway leading to the garage at the rear and provides parking for several vehicles.

This home benefits from easy access to Peterborough city centre, while being **close to local** schools, shops, and a variety of restaurants. With excellent **commuter links** and a vibrant community





Entrance Hall

1.85m x 1.42m (6'1" x 4'8")

The entrance doors leads to a welcoming hallway with doors to the living room, kitchen/ dining room, and cloakroom, as well as a staircase leading to the first-floor landing.

This room also benefits from a radiator and coving to the ceiling.

Living Room

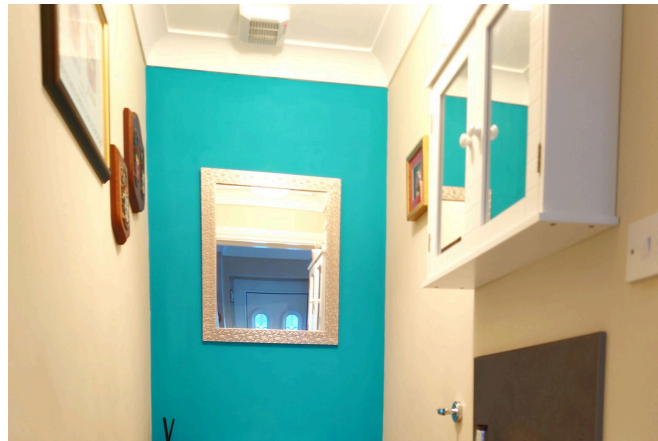
5.13m x 3.4m (16'10" x 11'2")

A bright and warm aspect with two double-glazed windows that allow in an abundance of natural light, complemented by coving to the ceiling and a radiator.

Cloakroom

1.65m x 0.86m (5'5" x 2'10")

This room features a two-piece suite comprising a low-level WC and wash hand basin, complemented by a tiled splashback, coving to ceiling, and a radiator.





Kitchen/Dining Room

5.11m x 3.07m (16'9" x 10'1")

Recently Re-fitted with a matching range of wall and base units, this modern kitchen includes:

Work surfaces with a one-and-a-half stainless steel sink with drainer, space for a range cooker with extractor hood over, integrated dishwasher and fridge.

The dining area features a double-glazed window to the rear with matching French doors leading into the rear garden, creating a bright and functional space, a radiator, coving to the ceiling, and a tiled floor.

Utility Room

1.85m x 1.73m (6'1" x 5'8")

Fitted with worksurface and a number of shelves over, plumbing for washing machine and space for tumble dryer,

This room also benefits from access to the under-stairs storage cupboard a wall mounted boiler.

Laundry

3.4m

Double-glazed window to the rear with matching French doors leading into the rear garden, creating a bright and functional space, a radiator, coving to the ceiling, and a tiled floor.



Master Bedroom

4.09m x 3.1m (13'5" x 10'2") Maximum

A spacious master bedroom with double-glazed windows to the rear, coving to ceiling, a radiator and door leading into the en-suite.

Bedroom Two

3.43m x 2.95m (11'3" x 9'8")

Double-glazed window to the front, coving to ceiling and a radiator.

Bedroom Three

3.43m x 2.06m (11'3" x 6'9")

Double-glazed window to the front, coving to ceiling and a radiator.



Family Bathroom

2.08m x 1.8m (6'10" x 5'11")

The family bathroom is fitted with a three-piece suite, comprising a low-level WC, pedestal wash hand basin, and a deep-panelled bath

Additional features include a heated towel rail, shaving point, part-tiled walls, and a double-glazed window to the rear.

Ensuite

1.85m x 1.83m (6'1" x 6'0") Maximum

The en-suite is fitted with a three-piece suite, including a low-level WC, vanity wash hand basin, and shower enclosure.

Additional features include a heated towel rail, part-tiled walls, a shaving point, and a double-glazed window to the side.

Gardens

From the front of the property with a paved driveway leading to the rear garden.

The rear garden is paved and features a heated towel rail, part-tiled walls, a shaving point, and a double-glazed window to the side.



Rear Garden



Garage

5.16m x 2.69m (16'11" x 8'10")

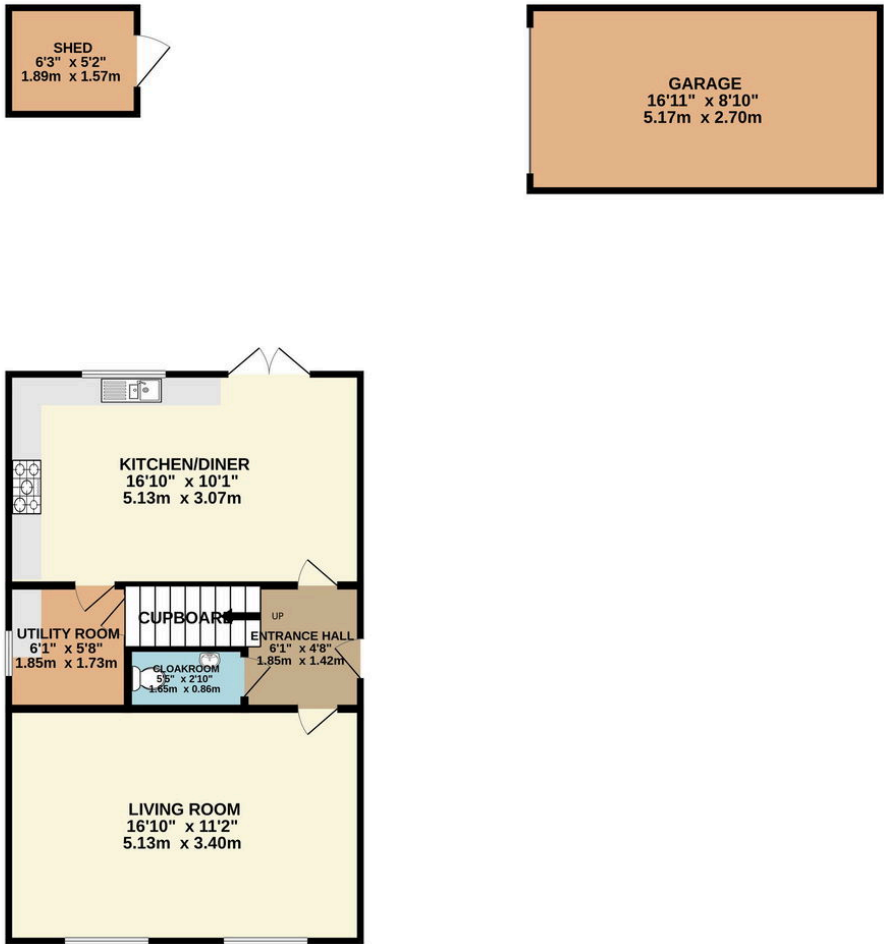
The garage features an electric roller door and benefits from eaves storage, power, and lighting.

To the front of the garage is a generous driveway, providing parking for several vehicles.

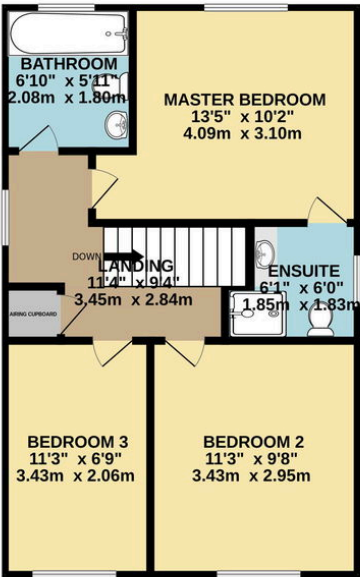
Shed

1.91m x 1.57m (6'3" x 5'2")

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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