



ENTRANCE PORCH

HALLWAY

UTILITY ROOM

LIVING ROOM

KITCHEN DINER

BEDROOM 1

SHOWER ROOM ENSUITE

BEDROOM 2

BEDROOM 3

FAMILY BATHROOM

DOUBLE GARAGE



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20 The Grove
Whittlesey, Peterborough, PE7 2RF
£389,000



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Whittlesey, Peterborough

PE7 2RF

This charming bungalow is a must-see, offering a fantastic lifestyle in a desirable location. Contact us today to arrange a viewing.

• DETACHED BUNGALOW IN FANTASTIC CONDITION THROUGHOUT

• DRIVEWAY AND DOUBLE GARAGE WITH ELECTRIC DOOR

• THREE SEPARATE BEDROOMS

• FITTED WARDROBES AND SHOWER ROOM ENSUITE TO THE MAIN BEDROOM

• STYLISH KITCHEN DINER WITH BAY WINDOW TO THE FRONT

• SPACIOUS LIVING ROOM WITH WORKING LOG BURNER

• MATURE GARDEN SPACE WITH SUMMER HOUSE, PATIO AREA AND LAWN SPACE

• STUNNING THREE PIECE BATHROOM WITH ROLL TOP BATH

• SITUATED IN A DESIRABLE AREA LOOKING OVER GREEN SPACE

• GAS CENTRAL HEATING, UPVC DOUBLE GLAZING AND SOLAR PANELS

Viewings: By appointment

£389,000

ENTRANCE PORCH
2'8" x 7'11"
Entrance door with matching side panels and door to:

HALLWAY
Entrance door with side panels to both sides, built-in airing cupboard with wall mounted gas central heating boiler, loft access, laminate floor, radiator and door to

UTILITY ROOM
3'7" x 7'10"
UPVC double glazed window to the rear, door leading to the rear garden, fitted with a matching range of base and eye level units with worktops over, single drainer sink unit with mixer tap, space for washing machine, tiled flooring and radiator.

LIVING ROOM
16'7" x 12'5"
UPVC double glazed bay style window to front and side, working log burner set in a fireplace, TV point, coving to textured ceiling and two radiators.

KITCHEN DINER
22'9" x 9'11"
UPVC double glazed bay style window to front, uPVC double glazed window and single door to side. Fitted kitchen with a matching range of base and eye level units with worktops over, 1½ bowl single drainer sink unit with mixer tap, built in dishwasher, integrated double oven, integrated fridge freezer, four ring electric induction hob, extractor hood, ceiling lighting, radiator and TV point.

BEDROOM 1
12'7" x 14'2" max
UPVC double glazed window to rear, built in double wardrobes x3, radiator and coving to textured ceiling.

ENSUITE SHOWER ROOM
4'8" x 6'1"
UPVC double glazed obscure window to side, fitted with a three piece suite comprising of a shower enclosure, wash hand basin with cupboards under, WC, tiled flooring, full height tiling to all walls, heated towel rail, ceiling lighting and extractor fan.

BEDROOM 2
12" x 9'8"
UPVC double glazed window to rear, built in wardrobes with sliding doors and radiator.

BEDROOM 3
9'8" max x 9" max
UPVC double glazed window to side, fitted carpet, telephone point and radiator.

BATHROOM
5" x 9'6"
UPVC double glazed obscure window to side. Fitted three piece suite with low level WC, wash hand basin, Victorian style radiator with towel rail, stylish roll top bath, half wall wooden panelling.

GARAGE
Brick built garage with a large electric door to the front, space for two vehicles, power and lighting connected, storage space into the loft, single rear door access directly into the garden and internal single door access into the bungalow's hallway.

OUTSIDE
The front of the property is easy maintenance, with a block paved driveway with parking for two vehicles leading up to the front of the bungalow and the double garage. The rest of the front has a decorative rockery area and side access to the rear garden via a single wooden gate. The mature rear garden is enclosed by timber fencing, mainly laid to lawn with a variety of flowerbed and shrub borders. There is a timber summer house with electric, internet connection and an electric heater. A smart patio area, mostly covered by a pergola , is just off the rear of the garage.

SOLAR PANELS
Solar panels to the front and rear of the bungalow, fully owned by the current vendors, contributing towards an EPC rating 'B'.

TENURE
Freehold.

SERVICES
Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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