



## Red Barn, Whittlesey, Peterborough, Cambs, PE7 2DZ

Linked Detached House - 3 Bedrooms - Kitchen and Utility - 2 Reception Rooms - Main Bathroom, En Suite To Master and Ground Floor WC - Enclosed Rear Garden - Garage and Driveway - No Upward Chain - Call to View 01354 696700

**£240,000**



**Ground Floor**  
**Entrance Hall**  
 Double glazed entrance door, radiator. Stairs to first floor and doors to:

**Lounge**  
 4.57m (15') max x 3.33m (10'11")  
 Double glazed box window to front and radiator.

**Dining Room**  
 3.60m (11'10") x 2.73m (8'11")  
 Radiator, tiled flooring, double glazed double doors to garden.

**Kitchen**  
 3.60m (11'10") x 2.52m (8'3")  
 Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for dishwasher, space for fridge and fridge/freezer, built-in oven, built-in four ring gas hob with extractor hood over, double glazed window to rear, radiator, tiled flooring and door to

**Utility Room**  
 2.56m (8'5") x 2.26m (7'5")  
 Fitted with a matching range of

eye level cupboards and worktop space, plumbing for washing machine, space for tumble dryer, double glazed window to rear, radiator, tiled flooring, double glazed door to garden, door to garage and rear garden.

**WC**  
 Fitted with a 2 piece suite comprising of a WC and pedestal hand wash basin, radiator, extractor fan and tiled flooring.

**First Floor**  
 Landing. stairs from ground floor. Airing cupboard and doors to:

**Master Bedroom**  
 4.55m (14'11") max x 2.62m (8'7")  
 Double glazed window to rear, built-in wardrobes, radiator, and door to:

**En-suite**  
 Three piece suite with pedestal wash hand basin, tiled shower enclosure and low-level WC, tiled splashbacks, extractor fan and double glazed window to rear.

**Bedroom 2**  
 4.44m (14'5") x 2.63m (8'8")  
 Double glazed window to front and radiator.

**Bedroom 3**  
 3.33m (10'11") x 2.71m (8'11") max  
 Double glazed window to front and radiator.

**Bathroom**  
 Three piece suite comprising panelled bath with hand shower attachment and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, extractor fan, double glazed window to rear and tiled flooring.

**Outside**  
 Property has a single garage with parking in front and driveway. A side gate gives access to the enclosed rear garden which is mainly laid to lawn with patio area, raised bed, planted borders and storage shed.

**EPC Rating: C**



Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**Call to arrange a viewing 01354 696700 TPayne & Co**  
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