



Portland Place, Whittlesey Peterborough  
**£340,000** **Freehold**

**Sharman  
Quinney**

# Key Features



- Totally refurbished throughout to a high standard
- Impressive 33' kitchen/diner with bi-folding doors
- Dual log burner between the living room and dining area
- Heat recovery system and fitted EV car point
- Large storage room (formally the garage)
- Downstairs cloakroom and utility room with shower
- Good size secluded rear garden
- Popular cul de sac location, walking distance into town



Entrance hall

Downstairs cloakroom

Kitchen/diner 10.28m x 2.25m (33'9" x 7'5") Bi-folding doors opening to the rear garden. Dual aspect log burner

Living room 4.52m x 3.67m (14'10" x 12') Dual aspect log burner

Utility room 2.62m x 2.49m (8'7" x 8'2") maximum into recess. Fitted shower cubicle

First floor landing

Bedroom one 3.98m x 3.25m (13'1" x 10'8") maximum into recess

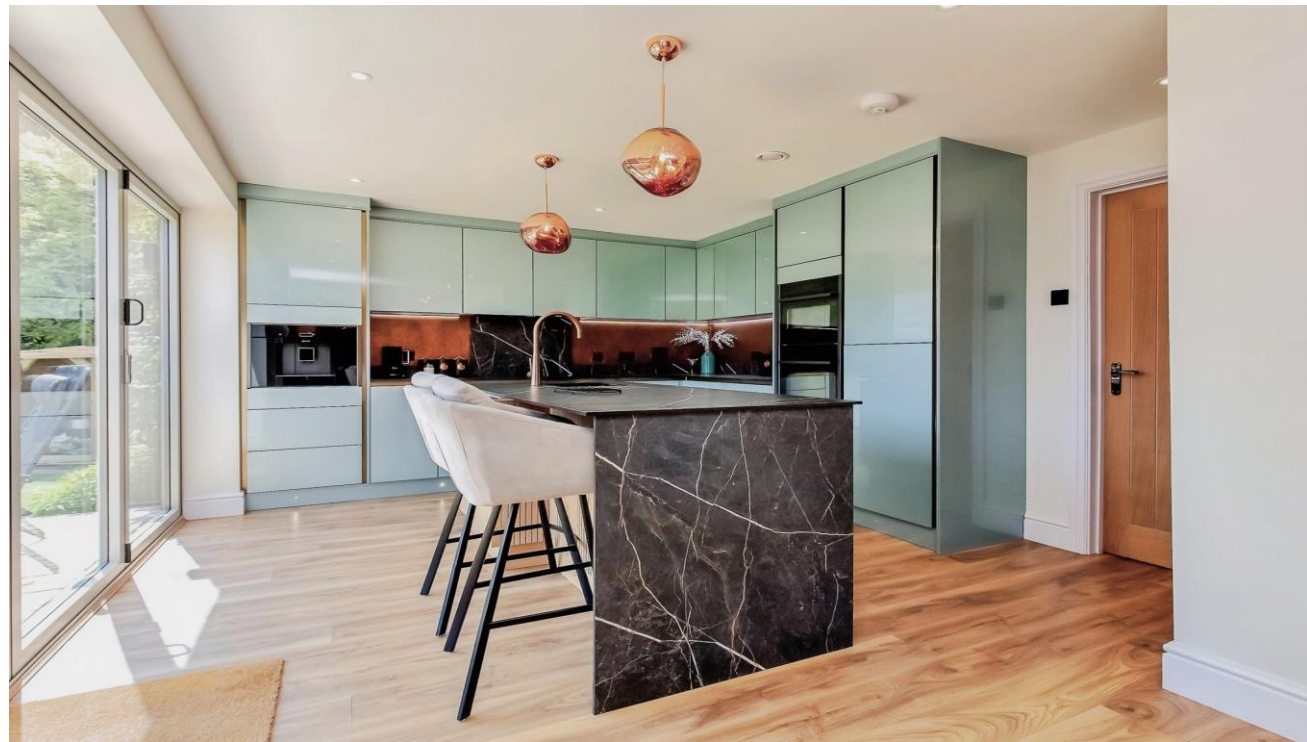
Bedroom two 3.45m x 2.98m (11'4" x 9'9") maximum into recess

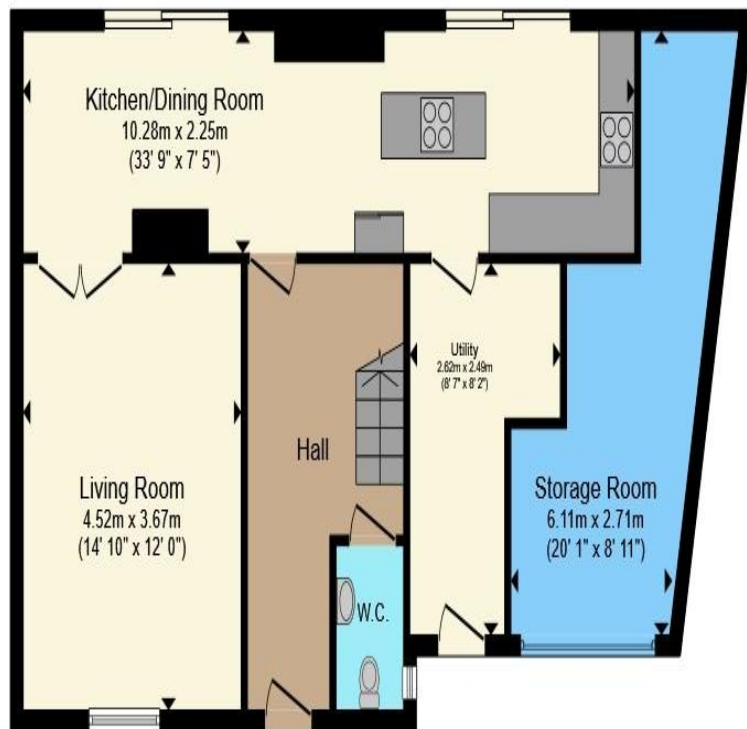
Bedroom three 2.44m x 2.39m (8' x 7'10")

Bathroom Four-piece bathroom suite

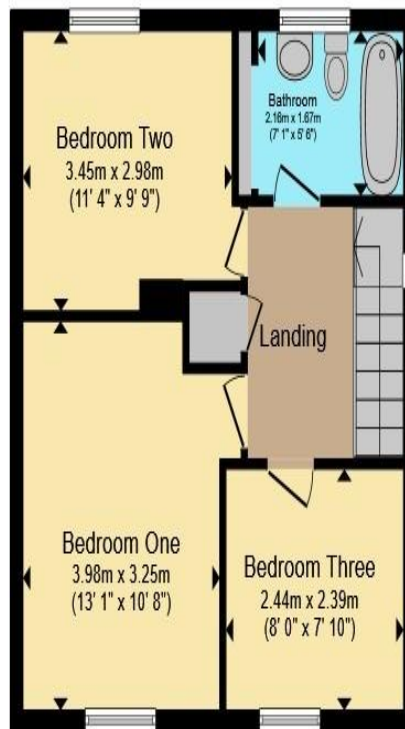
Storage room (formally the garage) 6.11m x 2.71m (20'1" x 8'11") maximum into recess

Outside: The front garden is laid to lawn with ornamental trees, shrubs and flower beds with ornate stone wall and driveway to the side providing off road parking. Good size, secluded,





**Ground Floor**



**First Floor**

Total floor area 118.8 m<sup>2</sup> (1,279 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



rear garden mainly laid to lawn with a large variety of established trees, shrubs and borders. Enclosed by timber fencing and brick wall with a large timber decking area.

To view this property call Sharman Quinney on:  
**01733 205000**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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