



Arnolds Lane, Whittlesey Peterborough
Offers In The Region Of £300,000 - £325,000 Freehold

**Sharman
Quinney**

Key Features



- Impressive 18' kitchen/diner with island
- Two double bedrooms
- Four-piece bathroom suite and WC
- Beautifully presented throughout
- Fitted air-conditioning to three rooms
- EV car charging point
- 19' Workshop to the rear
- Benefitting from no onward chain

Entrance hall

Living room 4.11m x 3.66m (13'6" x 12') maximum into recess. Fitted air-conditioning unit

Bedroom one 4.14m x 3.66m (13'7" x 12') Fitted air-conditioning unit

Kitchen/breakfast room 5.49m x 4.29m (18' x 14'1") fitted centre island

Bedroom two 4.14m x 3.05m (13'7" x 10') Fitted air-conditioning unit



Utility room

Family bathroom four-piece suite

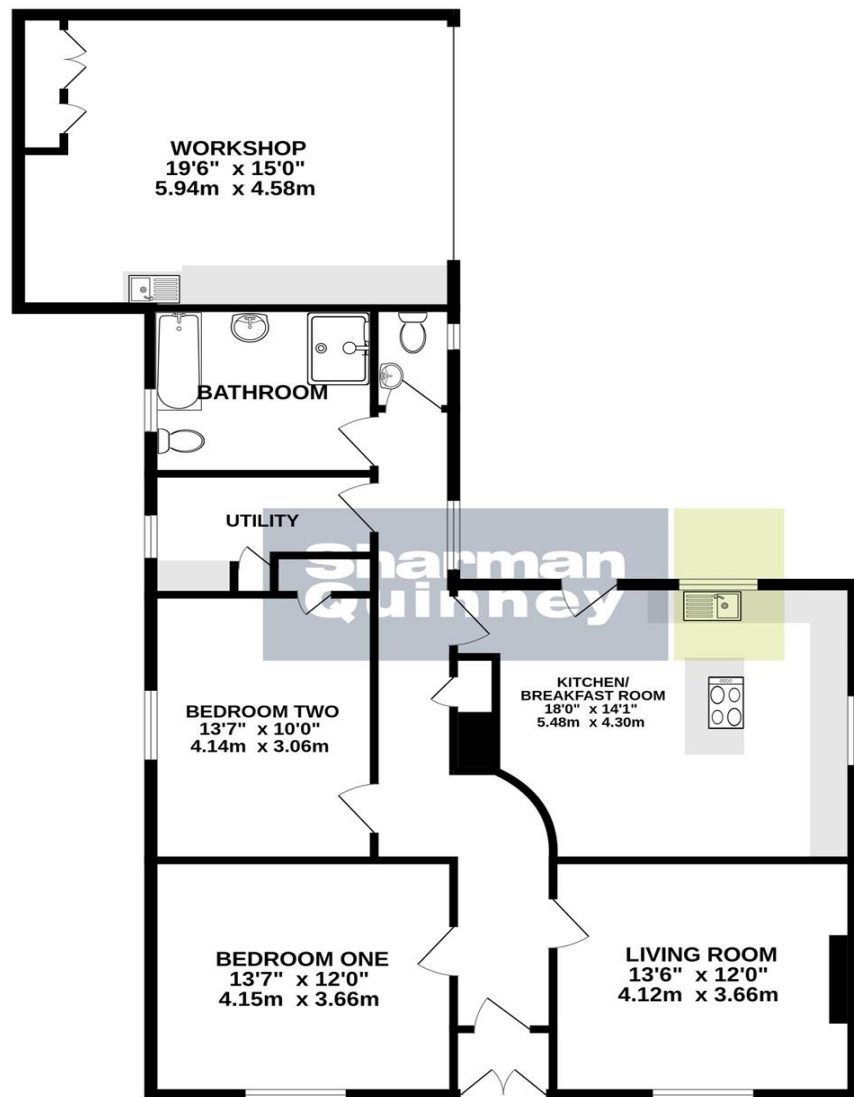
Separate cloakroom

Outside: Block paved driveway to the front providing off road parking for several vehicles with ornamental flower beds. There is an EV car charging point and electric leading to the front gate area, ideal for electric operated gates. Gated access to the rear. Secluded rear garden mainly laid to lawn with paved patio and pathways with a raised seating area laid to artificial lawn with canopy over. Ornamental shrub borders and access via double doors to the workshop.

Workshop 5.94m x 4.57m (19'6" x 15')



GROUND 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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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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