



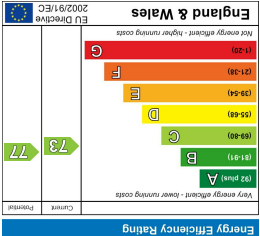
Floor Plan



Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Area Map

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Harvey Close

Wittering, PE8 6DU

Situated in a private cul-de-sac within the popular village of Wittering, this three bedroom detached family home is offered to the market with no forward chain. The property benefits from a spacious lounge diner, a refitted kitchen, separate utility room, downstairs W/C and an en-suite to the main bedroom. Externally, there is a private enclosed rear garden, a gravelled driveway providing parking for multiple vehicles and an integral garage, making this an appealing home for families and those seeking practical living space in a desirable village setting.

The accommodation begins with an entrance hall providing access to the ground floor, including a generous lounge diner with plenty of space for relaxing and entertaining, alongside a refitted kitchen and a useful separate utility room with an additional downstairs WVC. To the first floor, the landing leads to three bedrooms, including a well-proportioned main bedroom with its own en-suite, together with a family bathroom serving the remaining bedrooms. Outside, the property enjoys a private enclosed rear garden, ideal for outdoor dining and family use, while the gravelled driveway offers ample off-road parking and leads to the integral garage. Wittering is a sought-after village offering a range of local amenities, including shops, pubs and schooling, with convenient access to the A1 for journeys towards Peterborough, Stamford and beyond. The surrounding countryside also provides opportunities for walking and enjoying the outdoors, making this an excellent location for village living with useful transport links nearby.

- Entrance Hall**
4.29 x 1.28 (14'0" x 4'2")
- Lounge Diner**
3.48 x 8.84 (11'5" x 29'0")
- Kitchen**
2.55 x 3.85 (8'4" x 12'7")
- Utility Room**
2.07 x 2.56 (6'9" x 8'4")
- WC**
1.13 x 1.16 (3'8" x 3'9")
- Landing**
3.51 x 2.05 (11'6" x 6'8")
- Master Bedroom**
3.55 x 3.26 (11'7" x 10'8")
- En-Suite To Master Bedroom**
1.47 x 2.99 (4'9" x 9'9")
- Bedroom Two**
2.61 x 3.38 (8'6" x 11'1")
- Bathroom**
1.66 x 2.57 (5'5" x 8'5")
- Bedroom Three**
2.37 x 2.68 (7'9" x 8'9")
- Garage**
5.67 x 2.58 (18'7" x 8'5")
- EPC - C**
73/77
- Tenure - Freehold**

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None



Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: TBC
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: Yes
Third party loft access: No
Third party drain access: No
Other: No
Parking: Single Garage, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains, Wood Burner
Internet connection: Adsl, Mobile
Internet Speed: up to 80Mbps
Mobile Coverage: TBC

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

