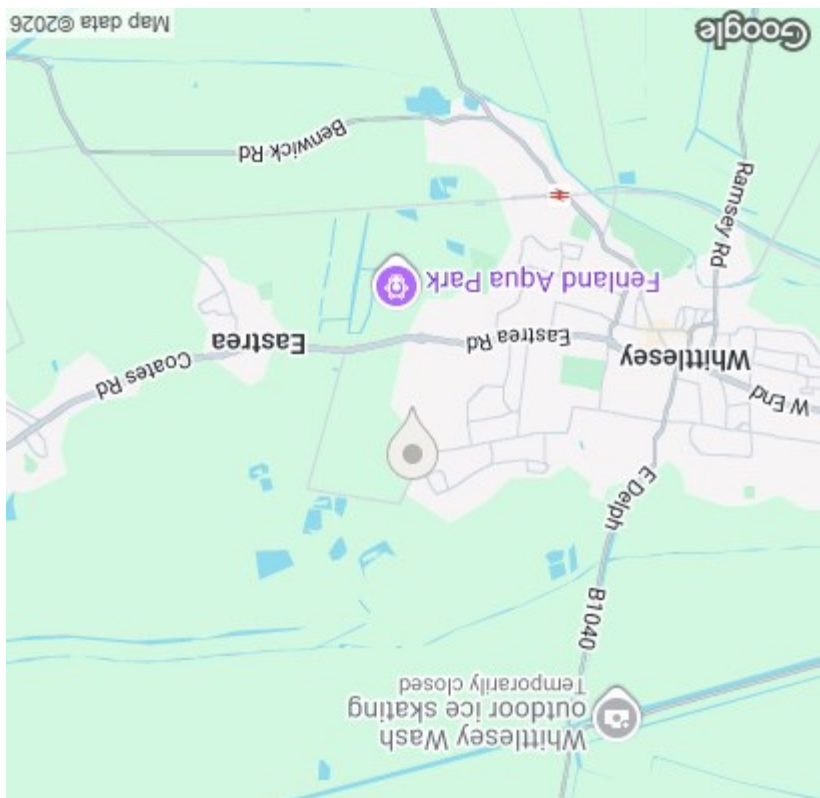


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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, 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.

**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 Rating	
Any energy efficient - lower running costs	A
127-151	B
102-126	C
77-101	D
52-76	E
27-51	F
1-26	G
EU Directive 2002/91/EC	
89	

**Energy Efficiency Graph**



**Area Map**



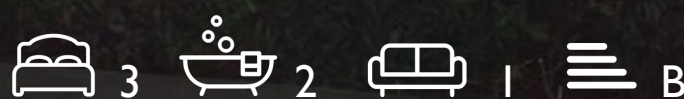
**Floor Plan**



**Dandelion Drive**

Whittlesey, Peterborough, PE7 2FH

**£275,000 - Freehold , Tax Band - C**



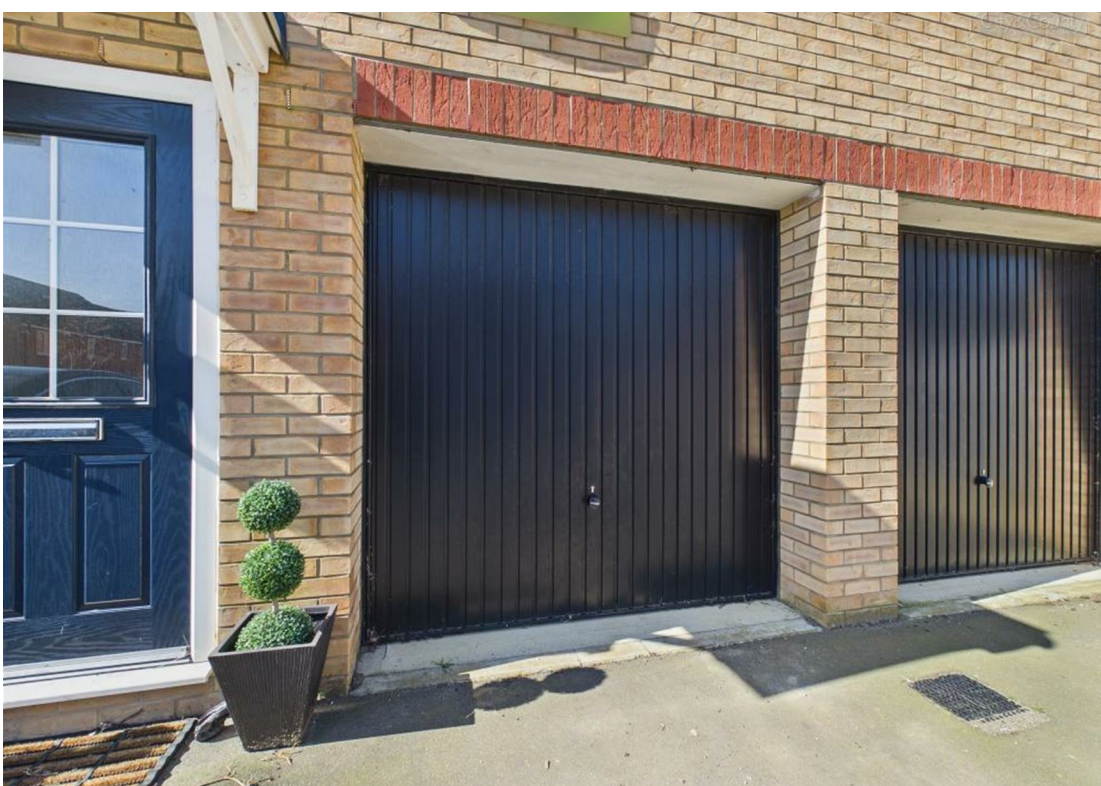
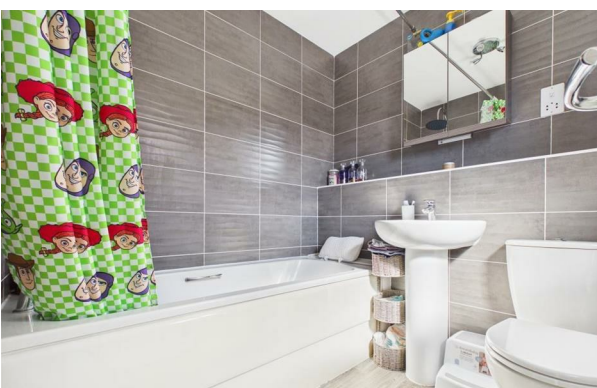
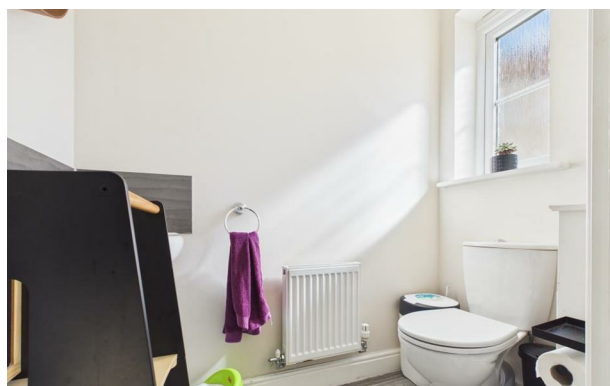
# Dandelion Drive

Whittlesey, Peterborough, PE7 2FH

A well presented three bedroom detached family home situated in a quiet residential area of Whittlesey, offered to the market with no forward chain. The property benefits from a spacious layout including a generous kitchen diner, a bright lounge, downstairs WC, en-suite to the master bedroom, and a family bathroom. Outside offers a private enclosed rear garden, off road parking, and a single garage, all within proximity to local amenities.

This attractive detached home offers well balanced accommodation ideal for family living. Upon entering, you are welcomed into a central entrance hall which provides access to a bright and spacious lounge, perfect for relaxing or entertaining. To the rear of the property, the kitchen diner spans the full width of the home, offering ample space for both cooking and dining, with direct access to the garden. A convenient downstairs WC completes the ground floor. Upstairs, the property comprises three bedrooms. The master bedroom benefits from its own en-suite shower room, creating a comfortable and private space. Bedroom two is a generous double, while bedroom three is well suited as a single bedroom, nursery, or home office. A modern family bathroom serves the remaining bedrooms, and a central landing provides access to all rooms. Externally, the home enjoys a private enclosed rear garden, ideal for outdoor dining and family use. To the front, there is off road parking leading to a single garage, providing additional storage or parking options. Positioned in a quiet and popular residential location, the property is conveniently located close to local amenities, schools, and transport links, making it an excellent choice for families and commuters alike. Offered with no forward chain, this home presents a fantastic opportunity for a smooth and straightforward purchase.

- Entrance Hall**  
1.58 x 1.48 (5'2" x 4'10")
- Lounge**  
3.06 x 5.65 (10'0" x 18'6")
- Kitchen Diner**  
3.61 x 5.68 (11'10" x 18'7")
- WC**  
1.01 x 1.82 (3'3" x 5'11")
- Landing**  
3.18 x 1.94 (10'5" x 6'4")
- Master Bedroom**  
3.09 x 3.55 (10'1" x 11'7")
- En-Suite To Master Bedroom**  
2.34 x 1.45 (7'8" x 4'9")
- Bedroom Two**  
3.61 x 3.14 (11'10" x 10'3")
- Bathroom**  
1.82 x 1.99 (5'11" x 6'6")
- Bedroom Three**  
2.49 x 2.43 (8'2" x 7'11")
- Garage**  
5.21 x 2.45 (17'1" x 8'0")
- EPC - B**  
88/89



**Tenure - Freehold**  
There is a community Green Space Charge payable, current figure is £252.26 per annum.

Leasehold single garage: 92 years remaining on lease, details to be confirmed.

**IMPORTANT LEGAL INFORMATION**  
Construction: Timber Frame  
Accessibility / Adaptations: Level Access, Step Free Access  
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: No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property NOT allowed: Yes  
Property subletting: No  
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: Driveway Private, Driveway Shared, Off Street Parking, Single Garage, Rear of Property  
Solar Panels: Yes - Owned Outright  
Water: Mains  
Electricity: Mains Supply, Solar Pv Panels  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: Fttc  
Internet Speed: up to 1000Mbps  
Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**