



Eastrea Road, Whittlesey Peterborough  
**Offers In The Region Of £500,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Impressive 30' living/dining/kitchen
- Downstairs study
- Master bedroom with en-suite
- Underfloor heating downstairs
- Off road parking for several vehicles
- Detached double garage
- Good size secluded rear garden
- Walking distance into town, close to many local amenities

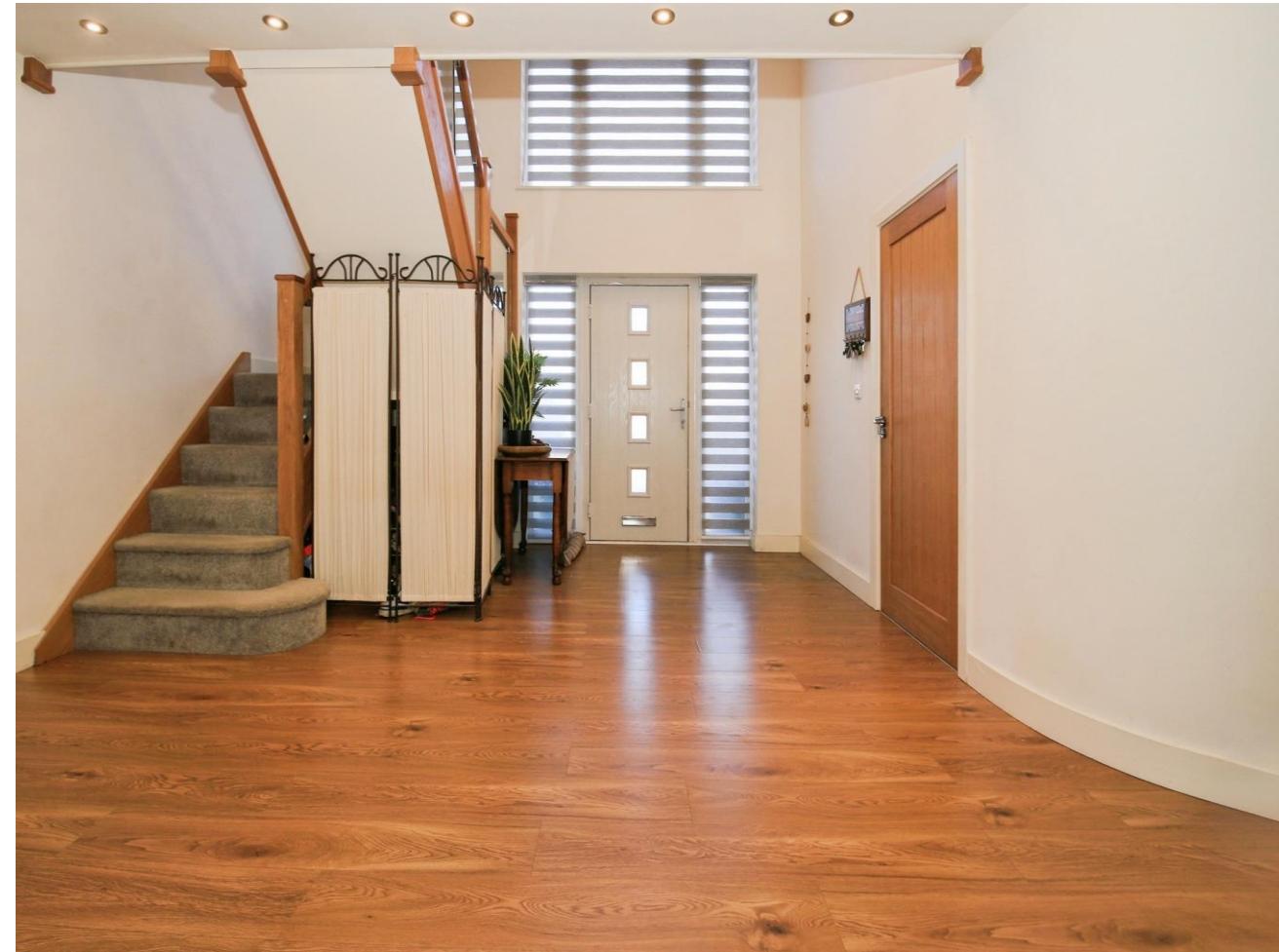
Reception hall

Downstairs cloakroom

Downstairs study 2.76m x 3.26m (9'07" x 10'7")

Open plan living/dining/kitchen 9.38m x 9.32m (30'8" x 30'6") maximum into recess. Bi-folding doors

Utility room



Galleried landing

Bedroom one 4.1m x 3.4m (13'4" x 11'2") maximum into recess

En-suite

Bedroom two 5.9m x 3m (19'5" x 9'9") maximum into recess

Bedroom three 5.9m x 2.7m (19'4" x 8'8") maximum into recess and wardrobe space

Bedroom four 2.4m x 3.3m (7'8" x 10'9")

Family bathroom four-piece suite

Outside: Electric operated gates to the front leading to a large gravelled area providing off road parking for several vehicles leading to the detached double garage with electric door. Good size, secluded, rear garden mainly laid to lawn with a quality flagstone patio and ornamental shrubs and trees.

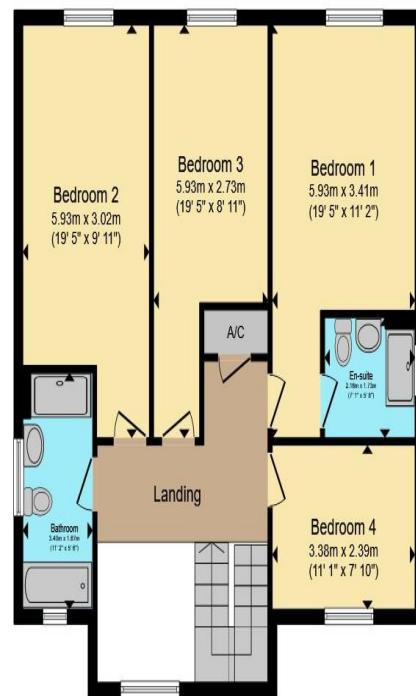
Double garage electric door

Agent's notes: The Vendor has informed us that the property was designed by the locally known architect Lee Bevens.





**Ground Floor**



**First Floor**

Total floor area 190.2 m<sup>2</sup> (2,048 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)

Sharman  
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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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