



Linley Road, Whittlesey Peterborough
Offers In Excess Of £220,000 Freehold

**Sharman
Quinney**

Key Features



- 16' Lounge and conservatory
- Fitted shower room
- Gas boiler fitted in 2023
- Driveway providing off road parking
- Garage with electric operated door
- Secluded rear garden
- Cul de sac location
- Benefitting from no onward chain

Entrance porch

Lounge 4.87m x 3.82m (15'11" x 12'6") maximum into recess

Kitchen 2.64m x 2.09m (8'8" x 6'10") maximum into recess

Shower room



Bedroom one 3.74m x 3.02m (12'3" x 9'11")
maximum into recess

Bedroom two 3.29m x 2.44m (10'10" x 8')
maximum into recess. Double doors to:

Conservatory 3.70m (12'2") x 2.59m (8'6")

Outside: Front garden laid to gravel with dwarf brick wall with ornamental railings, gated access leading to the entrance door. Driveway to the side leading to the single garage with an electric door to the front and rear courtesy door leading into the rear garden. Enclosed rear garden mainly laid to lawn with pathways and a paved patio area.





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.focalagent.com

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