

Guide Price

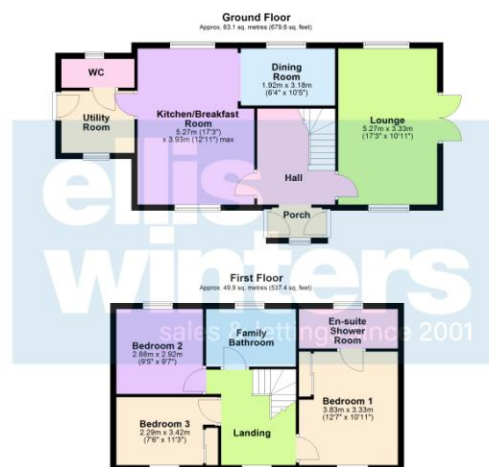
£325,000 - £340,000

13B Market Place, Whittlesey, PE7 1AB



To arrange a viewing call us now on 01354 701000

Nestled in a secluded spot overlooking St Mary's Church this bespoke home boasts many features and really must be viewed to be fully appreciated! Accommodation comprises lounge with log burner, kitchen/breakfast room opening to dining room, utility and WC whilst to the first floor there are three double bedrooms with ensuite to master and four piece bathroom. There is also a handy loft room. Outside there is ample parking for multiple vehicles and a pretty garden. EPC D



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**Porch**  
Window to front, door to both sides.

**Hall**  
Stairs to first floor and landing.

**Lounge**  
5.27m (17'3") x 3.33m (10'11")  
Windows to front and rear, double doors to one side, log burner.



**Kitchen/Breakfast Room**  
5.27m (17'3") x 3.93m (12'11") max  
Fitted with wall and base units with integral fridge, freezer and dishwasher, LPG cooker point, one and half bowl sink unit with mixer tap, windows to front and rear, archway to:

**Dining Room**  
3.18m (10'5") x 1.92m (6'4")  
Window to rear.



**Utility Room**  
Wall and base units, space for washing machine, airing cupboard housing hot water tank and LPG boiler, sink unit with mixer tap, window to front, door to side.

**WC**  
Fitted with wash hand basin and WC, window

**First Floor & Landing**  
Window to front, radiator, stairs to loft room which is fitted with light, power, radiator, and skylight window.



**Bedroom 1**  
3.83m (12'7") x 3.33m (10'11")  
Window to front, radiator, double wardrobe.

**En-suite Shower Room**  
Fully tiled and fitted with an oversized, walk in shower unit, vanity wash hand basin and WC, window to rear, heated towel rail.



**Bedroom 2**  
2.92m (9'7") x 2.88m (9'5")  
Window to rear, radiator.

**Bedroom 3**  
3.42m (11'3") x 2.29m (7'6")  
Window to front, radiator, double wardrobe.

**Family Bathroom**  
Fully tiled and fitted with a four piece suite comprising spa bath with body jets, shower cubicle, vanity wash hand basin and WC, window to rear, heated towel rail.

**Outside**  
The approach to the property is via a sweeping driveway leading to the hard standing which can accommodate numerous vehicles. A gated access leads to the walled garden which is laid to patio and lawn with shrub borders and rockery area. To the other side of the house is a hard standing for either further parking or the current owner has planning permission for a conservatory if desired.

**Freehold**  
Council tax band D  
It should be noted the property is nestled away in a conservation area. The home benefits from underfloor heating on the ground floor and is run on LPG.

**Buyer ID Checks**  
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 plus VAT per transaction (£48 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

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