



**Sharman  
Quinney**  
www.sharmanguinney.co.uk  
WHITTLESEY 01733 205900  
**for sale**

Station Road, Whittlesey Peterborough  
**Offers in the Region of £190,000 - £200,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Approximately 90m (300') rear garden
- River at the bottom of the garden
- Ideal for fishing and mooring
- Open countryside views
- Two 13' reception rooms
- 20' Lean-to/utility area
- Downstairs bathroom
- Close to many local amenities

Lounge 4m x 3.35m (13'1" x 11')

Dining room 4m x 3.68m (13'1" x 12'1")

Kitchen 4.14m x 2.31m (13'7" x 7'7")

Lean-to/utility 8.13m x 1.4m (20'8" x 4'7") recently re-fitted roof

Ground floor bathroom



## First floor landing

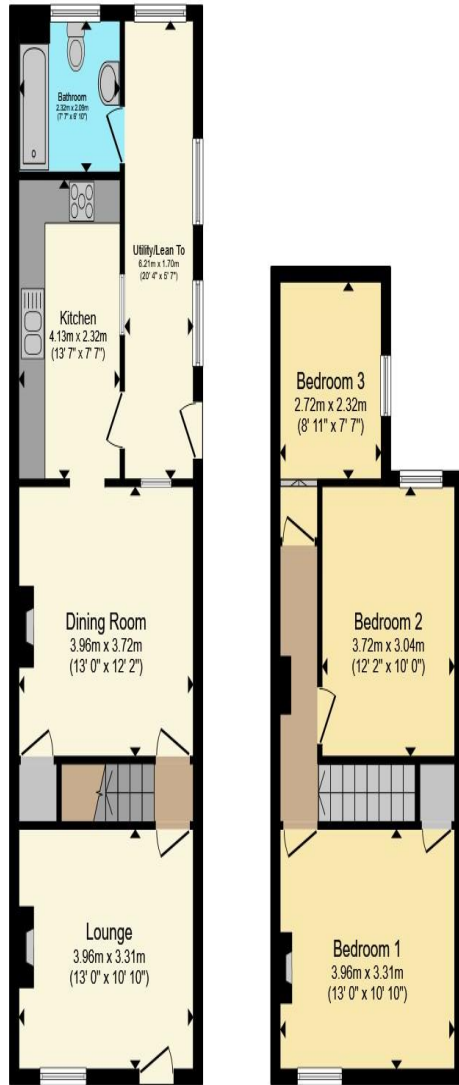
Bedroom one 4.m x 3.38m (13'2" x 11'1")

Bedroom two 3.05m x 3.73m (10' x 12'3")

Bedroom three 2.31m x 2.77m (7'7" x 9'1")

Outside: Small open plan front garden with access to the side. Impressive rear garden approximately 90 metres long designed in sections with a selection of lawn, ornamental shrubs and trees. It eventually leads to the river with stunning views over open countryside.





**Ground Floor**

**First Floor**

Total floor area 96.5 m<sup>2</sup> (1,038 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  
Quinney**

To view this property call Sharman Quinney on:  
**01733 205000**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 205000

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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: WHT204917 - 0005

