



Wetland Way, Whittlesey Peterborough  
**Offers In Excess Of £270,000 Freehold**

**Sharman  
Quinney**

# Key Features



- NHBC from 2021
- 18' Lounge with French doors to the garden
- 18' Kitchen/diner
- Downstairs cloakroom and utility room
- 18' Master bedroom
- En-suite shower room
- Off road parking for two vehicles
- Enclosed rear garden

Entrance hall

Lounge 5.61m x 3.11m (18'5" x 10'2")

Kitchen/diner 5.62m x 2.82m (18'5" x 9'3")

Utility room 1.90m x 1.58m (6'3" x 5'2")

Downstairs cloakroom



## First Floor

Bedroom one 5.64m max x 3.17m (18'6" x 10'5")  
maximum into recess

En-suite shower room

Bedroom two 3.24m x 2.58m (10'8" x 9'2")  
maximum into recess

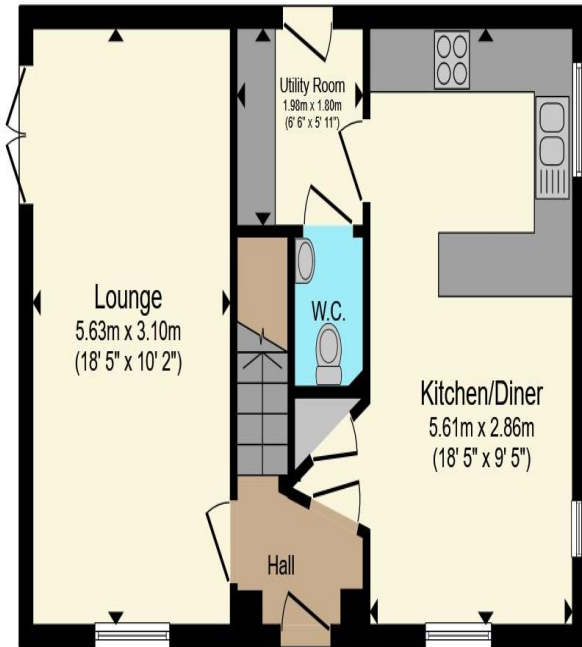
Bedroom three 2.82m x 2.30m (9'3" x 7'7")

Family bathroom

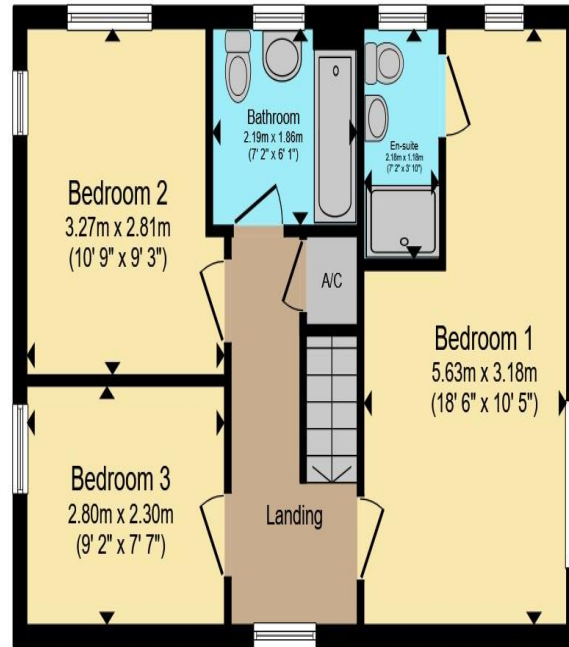
Outside: Small open plan front and side gardens laid to lawn with ornamental shrubs and paved pathway leading to the entrance door. Off road parking to the rear for two vehicles. Gated access to the rear garden, partly walled and mainly laid to lawn with a timber decking area from the lounge and an additional patio area to the rear of the garden.

Agent's notes: The vendor has informed us that there is a management fee of approximately £250 per annum.





**Ground Floor**



**First Floor**

Total floor area 95.1 m<sup>2</sup> (1,024 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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