



63 Eldernell Lane, Coates

Guide Price £750,000

 **NEWTON FALLOWELL**

## 63 Eldernell Lane

Eldernell, Whittlesey, Peterborough

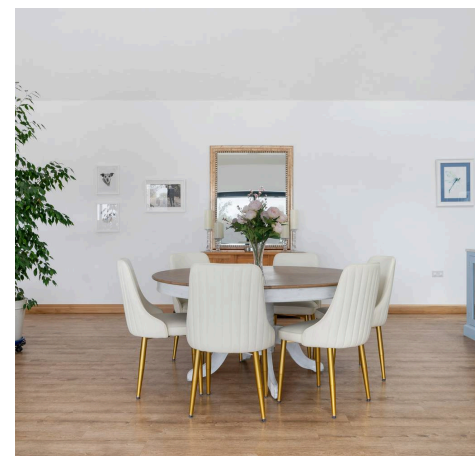
This extended executive bungalow hosts THREE DOUBLE BEDROOMS alongside a FOUR-PIECE EN-SUITE and a JACK and JILL SHOWER ROOM, as well as an EXTENSIVE OPEN PLAN living space, in addition to the DOUBLE GARAGE with an further storage room above, DRIVEWAY PARKING FOR MULTIPLE VEHICLES to the front and a SPACIOUS WEST-FACING REAR GARDEN and has been modernised throughout. The extensive accommodation comprises of an entrance hall, a useful WC, spacious open plan living area occupying the rear of the home, utility room, three double bedrooms, four piece en-suite and Jack and Jill bathroom. Outside there is driveway parking for multiple vehicles situated next to the double garage, whilst to the rear of the home you will find the vast garden hosting patio seating space and lawn.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: A





### Hallway

17' 0" x 12' 3" (5.19m x 3.73m)

### Kitchen Lounge Diner

44' 8" x 20' 4" (13.62m x 6.20m)

### Utility Room

11' 1" x 9' 3" (3.37m x 2.81m)

### Wc

5' 0" x 3' 9" (1.52m x 1.15m)

### Hallway

### Bedroom One

15' 0" x 16' 5" (4.57m x 5.01m)

### En-suite

10' 7" x 6' 2" (3.22m x 1.89m)

### Bedroom Two

11' 1" x 15' 3" (3.38m x 4.64m)

### Bedroom Three

11' 3" x 12' 5" (3.43m x 3.79m)

### Shower Room

10' 3" x 5' 4" (3.12m x 1.63m)

### Garage

19' 2" x 17' 9" (5.85m x 5.42m)

### Store Room

19' 4" x 13' 8" (5.89m x 4.16m)



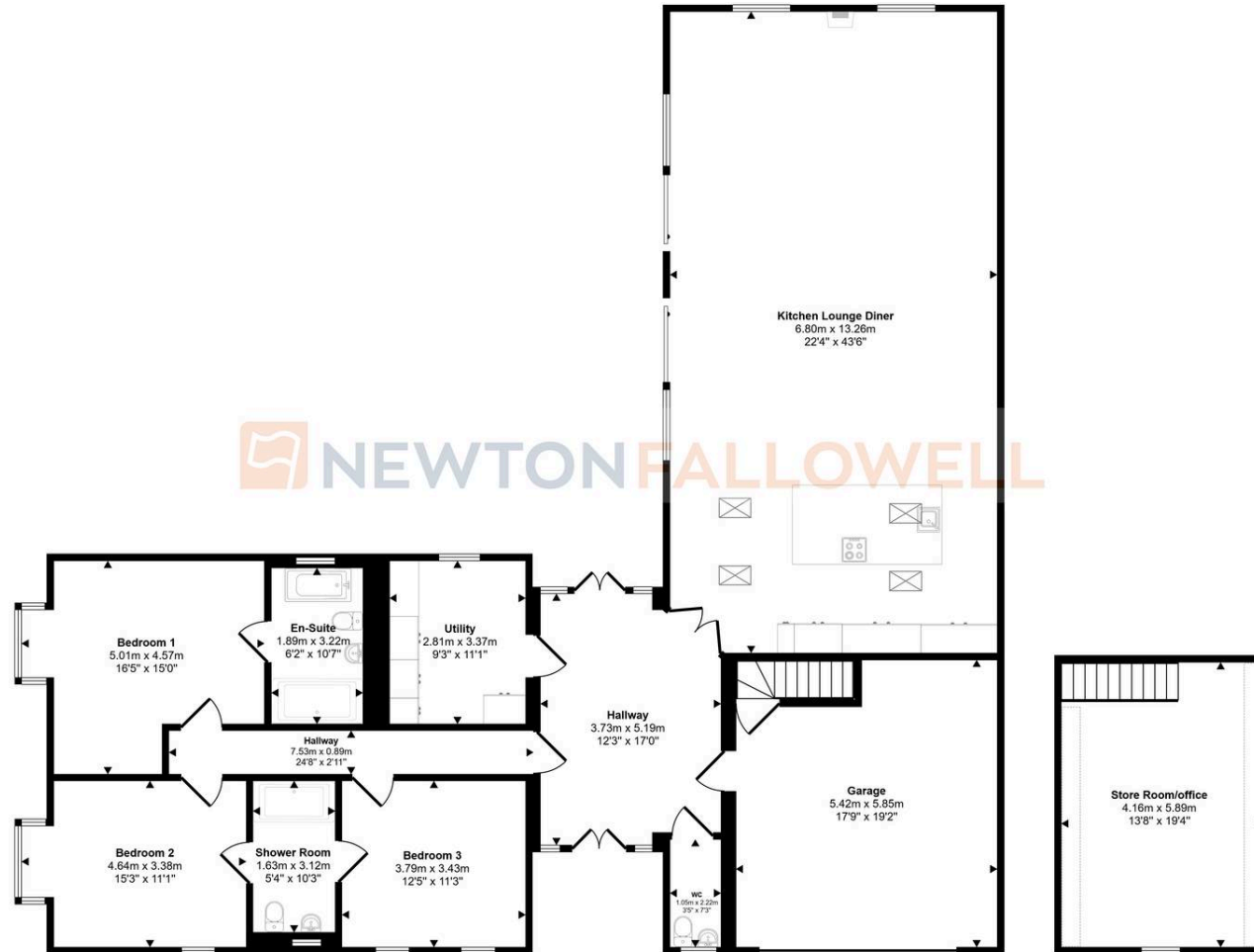
## Whittlesey

Located on the edge of the picturesque Cambridgeshire Fens, Whittlesey is a vibrant market town offering the perfect blend of rural charm and modern convenience. Just six miles from Peterborough, the town enjoys excellent transport links via road, rail (Whittlesea station), and bus, making it ideal for commuters. Rich in heritage, Whittlesey is known for its historic architecture, including the iconic Buttercross and centuries-old churches, as well as its thriving community spirit showcased through popular events like the annual Straw Bear Festival. Residents benefit from a range of local amenities including shops (to include a Co-Op and Aldi supermarket), cafes, dentist, primary and secondary schools, sports facilities, Fenland Aqua Park and scenic nature reserves such as Lattersey Field. With its welcoming atmosphere, strong sense of community, and easy access to both countryside and city life, Whittlesey offers an appealing lifestyle for families, professionals, and retirees alike.





Approx Gross Internal Area  
252 sq m / 2715 sq ft



Ground Floor  
Approx 228 sq m / 2451 sq ft

First Floor  
Approx 25 sq m / 264 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Shappy 360.

# Newton Fallowell - Peterborough

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