



Mallard Close, Whittlesey, Peterborough
£240,000 **Freehold**

**Sharman
Quinney**

Key Features



- 17' Living room
- Conservatory/sunroom
- Long driveway
- Low maintenance gardens
- Secluded rear garden

Kitchen 3.47m x 2.98m (11'5" x 9'9")

Living room 5.23m x 3.38m (17'2" x 11'1")

Inner hallway

Bedroom one 3.58m x 3.33m (11'9" x 10'11")
maximum into recess

Bedroom two 3.58m x 3.04m (11'9" x 10') door
leading into:

Conservatory/sunroom 3.4m x 2.45m (11'2" x 8')
solid roof

Bedroom three 2.98m x 1.62m (9'9" x 5'4")

Bathroom





Ground Floor

Total floor area 74.5 m² (802 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



Outside: Laid to gravel at the front with ornamental shrubs and dwarf wall. Parking to the side providing off road parking for several vehicles and possibly a motorhome/caravan. Secluded rear garden mainly laid to paving stones with gravel areas and ornamental dwarf wall leading to additional paved patio area.

Agents Note: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

To view this property call Sharman Quinney on:
01733 205000

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

 01733 205000

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