



**Skaters Street**  
Whittlesey, Peterborough, PE7 1GY

**Offers In Excess Of £250,000 - Freehold , Tax Band - C**

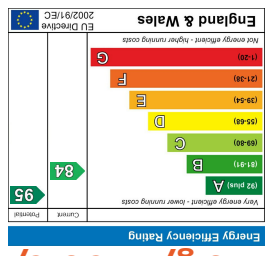


**Floor Plan**



**Viewing**

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.



**Energy Efficiency Graph**



**Area Map**

Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

# Skaters Street

Whittlesey, Peterborough, PE7 1GY

Located on a sought-after corner plot on Skaters Street in Whittlesey, this modern detached home, newly built in 2024, is offered for sale with no forward chain and is presented to a good standard throughout. Boasting spacious and well-planned accommodation, off-road parking for two or more vehicles, and a low maintenance garden complete with a timber summer house, this property provides an excellent opportunity for buyers seeking a stylish and move-in-ready home.

Situated on a desirable corner plot on Skaters Street in Whittlesey, this newly built detached home, completed in 2024, is offered for sale with no forward chain and is presented to a good standard throughout, making it an ideal choice for buyers seeking a modern, move-in-ready property. The ground floor accommodation is thoughtfully arranged, comprising a welcoming entrance hall that leads into a spacious living room, perfect for relaxing or entertaining, while the well-proportioned kitchen diner provides an excellent space for both everyday family life and hosting guests, complemented by a useful utility room and a convenient downstairs WC. Upstairs, the property continues to impress with three bedrooms, including a generous master bedroom benefiting from its own en-suite shower room, alongside two further bedrooms that are well-suited for family, guests, or home working, all served by a contemporary family bathroom accessed from the central landing. Externally, the home enjoys off-road parking for two or more vehicles, and the low maintenance garden offers a practical yet attractive outdoor space, complete with a timber summer house, ideal for use as a home office, hobby room, or simply a place to unwind, further enhancing the appeal of this modern and well-located home.

**Entrance Hall**  
1.78 x 1.75 (5'10" x 5'8")

**Living Room**  
3.10 x 5.59 (10'2" x 18'4")

**Kitchen Diner**  
2.80 x 5.62 (9'2" x 18'5")

**Utility Room**  
1.90 x 1.58 (6'2" x 5'2")

**WC**  
0.90 x 1.43 (2'11" x 4'8")

**Landing**  
1.93 x 3.66 (6'3" x 12'0")

**Master Bedroom**  
3.16 x 5.63 (10'4" x 18'5")

**En-Suite to Master Bedroom**  
1.18 x 2.19 (3'10" x 7'2")

**Bedroom Two**  
2.51 x 3.25 (8'2" x 10'7")

**Bathroom**  
2.17 x 1.85 (7'1" x 6'0")

**Bedroom Three**  
2.79 x 2.29 (9'1" x 7'6")

**EPC - B**  
84/95

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**

Construction: Standard



Accessibility / Adaptations: Wide Doorways  
Building safety: No  
Known planning considerations: None  
Flooded in the last 5 years: No  
Sources of flooding: n/a  
Flood defences: No  
Coastal erosion: No  
On a coalfield: No  
Impacted by the effect of other mining activity: No  
Conservation area: No  
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property NOT allowed: No  
Property subletting: No  
Tree preservation order: No  
Other: No  
Right of way public: No  
Right of way private: No  
Registered easements: No  
Shared driveway: No  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Double Garage, Driveway Private  
Solar Panels: No  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Gas Mains  
Internet connection: TBC  
Internet Speed: up to 900Mbps  
Mobile Coverage: EE - Great, O2 - Excellent, Vodafone - Excellent



Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.