



Ground floor

First floor

TPayne & Co
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Scaldgate, Whittlesey, Peterborough, Cambs, PE7 1SD

Church Views - Furnished Detached Character House - 4 Bedrooms - Kitchen & 3 Reception Rooms - Family Bathroom & Ground Floor WC - Utility Room - Enclosed Rear Garden - Double Garage & Driveway Parking - Available Now - Deposit £2,250.00 - EPC Rating: TBC - Council Tax Band - TBC - Call To View (01354) 696700

£1950 pcm



Ground Floor

Entrance Hall

Full length window to rear, radiator, stairs to first floor and doors to:

Lounge and Dining Area
10.36m (34') x 4.53m (14'10")
Two double glazed bay windows to front, fireplace with gas fire, three radiators and wooden flooring.

Office/Study
4.47m (14'8") x 2.85m (9'4")
Double glazed window to side and radiator.

Sitting Room
4.65m (15'3") x 3.49m (11'5")
Double glazed box window to side with shutters, feature fireplace with gas fire, wooden

flooring, radiator and archway to:

Kitchen/Breakfast Room
5.31m (17'5") x 4.62m (15'3")
Fitted with a matching range of base and eye level units with worktop space over, twin bowl stainless steel sink with tiled splashbacks, plumbing for dishwasher, space for fridge, range style gas oven, five ring gas hob with extractor hood over, double glazed bay window to side with shutters, feature fireplace with wood bumer tiled flooring and door to:

Utility
3.42m (11'3") x 2.15m (7')
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled

splashbacks, plumbing for washing machine, space for American style fridge/freezer, double glazed window to side and tiled flooring, door to:

WC
Double glazed window to side, fitted with two piece suite comprising, wall mounted wash hand basin with part tiled walls and low-level WC and single radiator.

First Floor

Landing
Full length window to rear, single radiator, stairs to ground floor.

Bedroom 1
5.07m (16'8") x 4.53m (14'10")
Double glazed window to

front, fitted with a range of built-in wardrobes and radiator.

Bedroom 2
5.04m (16'6") x 4.53m (14'10")
Double glazed window to front, fitted with a range of built-in wardrobes and radiator.

Bedroom 3
5.40m (17'8") x 4.66m (15'3")
Double glazed bay window to side with shutters, built-in wardrobe space and radiator.

Bedroom 4
2.54m (8'4") x 2.23m (7'4")
Double glazed window to side, radiator and laminate flooring.

Bathroom
Fitted with four piece suite comprising, panelled bath with tiled surround, pedestal wash

hand basin, tiled corner shower enclosure and low-level WC, double glazed window to side, single radiator and vinyl flooring.

There is an alarm system fitted in the property.

EPC Rating:-TBC

Outside
There are steps leading up to the front entrance door (which is currently blocked off). A side gate gives access to the side entrance porch and the endosed low maintenance rear garden, which consists of a wooden veranda for outdoor dining & entertaining, patio area, an area with bark chippings, trees and shrubs with a gated gravel driveway to the side leading to the double garage at the rear.



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