



Kings Delph, Whittlesey Peterborough
£280,000 Freehold

**Sharman
Quinney**

Key Features



- Mooring from the rear garden
- Three good size bedrooms
- 18' Living room and 16' kitchen
- Detached double garage with electric door
- 19' Outbuilding
- Good size rear garden
- Stunning views to the rear
- Benefitting from no onward chain

Entrance hall

Living room 3.9m x 5.5m (12'8" x 18') maximum into recess

Kitchen/breakfast room 5.04m x 3.28m (16'5" x 10'8")

Bedroom one 2.73m x 4.23m (9' x 13'9") minimum excluding recess

Bedroom two 3.36m x 3.64m (11' x 11'9") maximum into recess

Bedroom three 2.73m x 3.25m (8'9" x 10'6")



Bathroom

Utility room

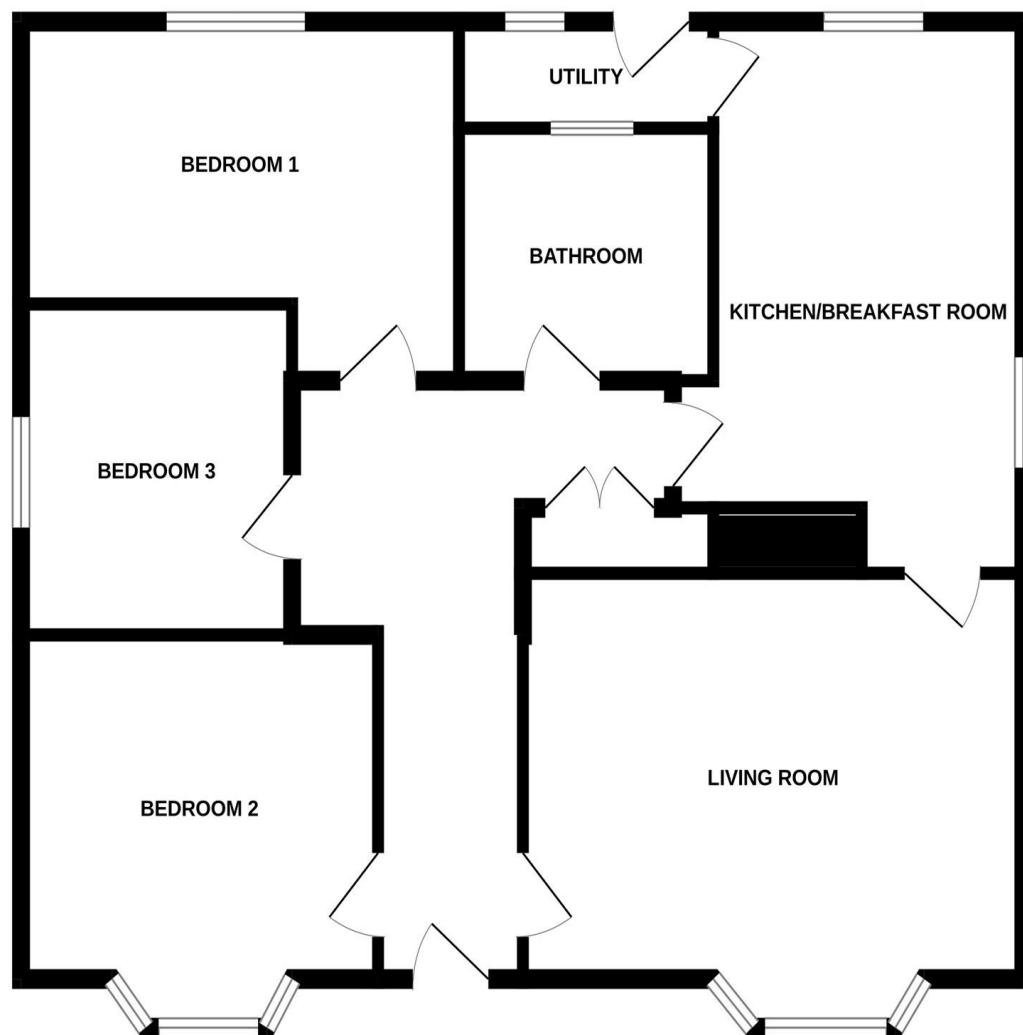
Outside: Laid to gravel at the front with ornamental dwarf wall, long block paved driveway to the side leading to the double garage. Good size rear garden mainly laid to lawn with sunken pond, ornamental tree and timber summerhouse. Paved area at the bottom of the garden allowing access to the river, ideal for mooring. Stunning views over open countryside.

Garage 5.88m x 5.88m (19'3" x 19'3")

Outbuilding 2.45m x 5.87 (8' x 19'2")



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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