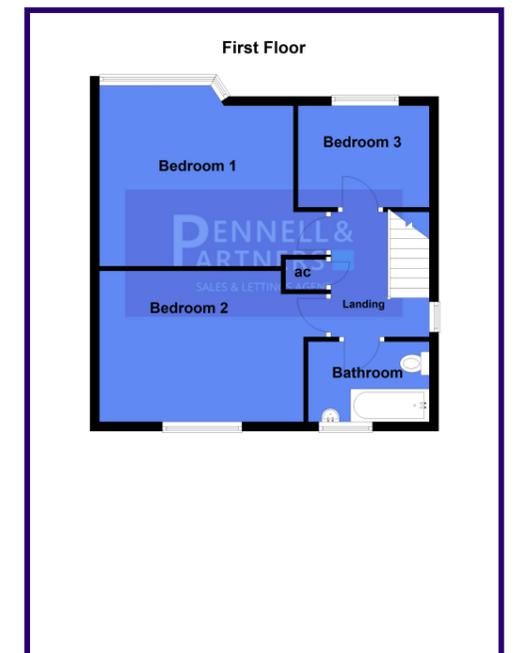
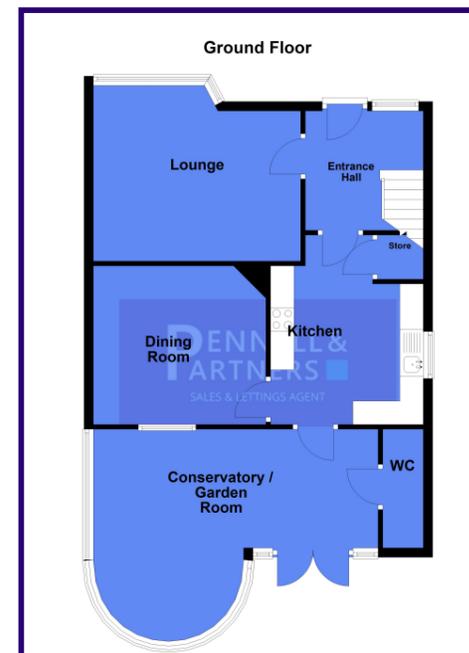




5 NORTHGATE, WHITTLESEY, PETERBOROUGH, CAMBRIDGESHIRE. PE7 1RA

Guide Price £270,000



**PENNELL & PARTNERS**

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## ABOUT THE PROPERTY

Discover this beautifully presented three-bedroom semi-detached home in the heart of Whittlesey, offering a perfect blend of modern living. Extensively modernised and upgraded throughout, this superb property boasts two spacious reception rooms, a bright conservatory, and a stylish bathroom, making it ideal for families or those seeking extra living space. The property is complemented by a garage and driveway parking, ensuring convenience alongside comfort.

Situated in a popular and well-connected area of Whittlesey, this home enjoys close proximity to local amenities, schools, and transport links. Whittlesey is known for its friendly community atmosphere, historic market town charm, and access to beautiful nearby countryside, providing a balanced lifestyle with everything you need within easy reach. Whether you're commuting or enjoying leisure time, this location offers convenience and appeal.

Step inside to the welcoming entrance hallway, which leads into the two generously sized living room. The living room provides a warm and inviting space perfect for relaxing or entertaining guests, featuring large windows that flood the room with natural light.

The conservatory is a standout feature of this home, offering an additional bright and airy space where you can enjoy views of the private garden year-round. It's perfect for morning coffees, casual dining, or simply unwinding with a good book in a peaceful setting.

The kitchen has been thoughtfully updated with modern fittings and appliances, creating a stylish and practical area for cooking. Ample storage and worktop space ensure functionality without compromising on design, making it the heart of the home for food preparation and socialising. Adjacent to the kitchen is the dining room and conservatory.

Upstairs, you will find three well-proportioned bedrooms, each finished to a high standard and providing comfortable accommodation for the whole family. The bathroom has been renovated with contemporary fixtures and a neutral palette, including a bath with overhead shower, creating a relaxing space for your daily routine.

Externally, the property benefits from a private driveway with parking for multiple vehicles and a single garage offering additional storage or workspace. The garden to the rear is an inviting outdoor space, perfect for gardening enthusiasts or for hosting summer gatherings in a tranquil environment.

This semi-detached home in Whittlesey truly combines style, space, and practicality. With its extensive modern upgrades, excellent condition throughout, and sought-after location, it presents an exceptional opportunity for buyers looking for a ready-to-move-in property in a friendly community. Don't miss the chance to make this charming house your new home.



EPC Rating: D (66)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## GROUND FLOOR

### ENTRANCE HALL

### LOUNGE

4.42m x 3.20m (14' 6" x 10' 6")

### KITCHEN

2.92m x 3.73m (9' 7" x 12' 3")

### DINING ROOM

3.12m x 3.38m (10' 3" x 11' 1")

### CONSERVATORY / GARDEN ROOM

6.07m x 4.11m (19' 11" x 13' 6")

### W.C.

## FIRST FLOOR

### BEDROOM ONE

3.51m x 3.53m (11' 6" x 11' 7")

### BEDROOM TWO

4.09m x 3.18m (13' 5" x 10' 5")

### BEDROOM THREE

2.21m x 2.84m (7' 3" x 9' 4")

### BATHROOM

### GARAGE