



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

£230,000



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ABOUT THE PROPERTY

GUIDE PRICE £230,000 - £240,000Welcome to this charming three-bedroom semi-detached home located on the sought-after Northgate in Whittlesey. This property offers a fantastic opportunity for those looking to put their own stamp on a home, with potential for modernisation.

Ground Floor: The ground floor boasts a spacious lounge, perfect for relaxing and entertaining. The dining room provides a lovely space for family meals and gatherings. The fitted kitchen offers ample storage and worktop space, with direct access to the conservatory, which floods the home with natural light and provides a wonderful space to enjoy the garden views year-round. **First Floor:** Upstairs, you will find three well-proportioned bedrooms, ideal for family living or as versatile spaces for home offices or guest rooms. The family bathroom is conveniently located on this floor, providing a bath with an overhead shower, a washbasin, and a WC.

Outside: The property benefits from a garage to the side and driveway parking to the front, ensuring ample space for multiple vehicles. The south-facing garden at the rear is a highlight, featuring well-maintained flower bed borders, creating a delightful outdoor space for gardening enthusiasts and those who enjoy outdoor leisure.

This property offers great potential to be transformed into a modern family home with lots of space and multiple reception rooms, in a popular residential location.

Whittlesey is a charming market town in the Fenland district of Cambridgeshire, known for its rich history and community spirit. The town offers a range of local amenities including shops, schools, and healthcare facilities, making it a convenient and desirable place to live. With its annual Straw Bear Festival and the scenic River Nene nearby, Whittlesey provides a unique blend of cultural heritage and natural beauty. Excellent transport links connect Whittlesey to Peterborough and the surrounding areas, making it an ideal location for commuters and families alike.

EPC Rating:



ENTRANCE HALL

LIVING ROOM

4.41m x 3.52m (14' 6" x 11' 7")

DINING ROOM

3.38m x 3.15m (11' 1" x 10' 4")

KITCHEN

3.16m x 2.92m (10' 4" x 9' 7")

CONSERVATORY

2.98m x 2.98m (9' 9" x 9' 9")

FIRST FLOOR

BEDROOM ONE

2.86m x 3.20m (9' 5" x 10' 6") Plus Fitted Wardrobe

BEDROOM TWO

3.48m x 3.16m (11' 5" x 10' 4") 3.48m x 3.16m (11' 5" x 10' 4") Plus Fitted Wardrobe

BEDROOM THREE

2.91m x 2.15m (9' 7" x 7' 1")

FAMILY BATHROOM

GARAGE + WORKSHOP

OUTSIDE

The front of the home is mainly laid to block paved driveway, providing car parking for multiple vehicles, and giving access to the garage and the front door. The rear Garden is mainly laid to lawn, which is raised, and has flower bed borders. Patio seating area towards the house with Personnel door to the garage and entrance to the workshop.