



170 PETERBOROUGH ROAD, WHITTLESEY, PETERBOROUGH, CAMBRIDGESHIRE. PE7 1PD

Guide Price £310,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

Key Features:

□ Interior Elegance: Step inside this thoughtfully designed home and be greeted by the harmonious fusion of space and style. The three double bedrooms ensure ample room for family members and guests, while the multiple reception rooms cater to a variety of lifestyle needs. Whether you're seeking a cosy family movie night or hosting an elegant dinner party, this home adapts effortlessly.

□ Modern Kitchen and Utility Room: The well-appointed kitchen is a chef's dream, featuring modern appliances, ample countertop space, and sleek cabinetry. The adjoining utility room adds a touch of practicality to your daily routine.

□ Sunlit Conservatory: Enjoy the beauty of the outdoors year-round in the delightful conservatory. This space is perfect for enjoying your morning coffee while basking in the warmth of the sun or unwinding with a good book in the evening.

□ Ample Parking: The property boasts parking for multiple vehicles, ensuring that your guests can always find a convenient spot. No need to worry about parking woes!

□ Purpose-Built Garden Cabin: The highlight of this property is the impressive purpose-built cabin nestled in the expansive garden. Currently used as a snooker room and bar, this versatile space can be your ultimate entertainment haven or a relaxing retreat. Imagine hosting game nights, watching sports, or simply enjoying quality time with friends and family in this remarkable space.

□ Outdoor Haven: The generous garden provides a canvas for your outdoor aspirations. Create lush gardens, set up a play area for children, or simply relish in the open space as your own private oasis.



Location Highlights:

Whittlesey offers a charming blend of historic character and modern convenience. You'll have easy access to local shops, schools, and amenities, while being surrounded by picturesque landscapes and serene settings.

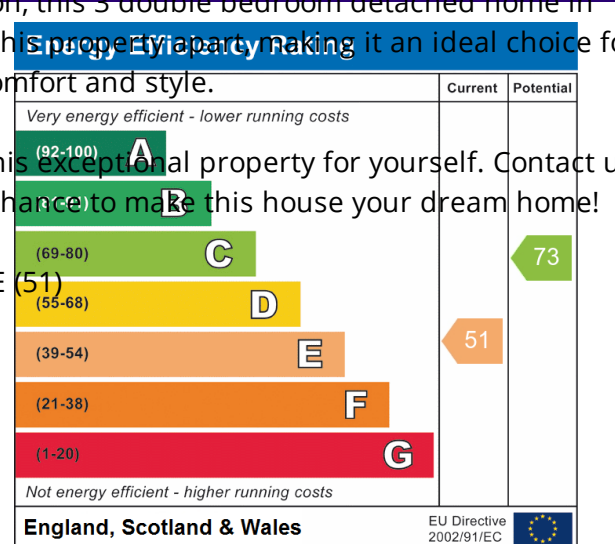
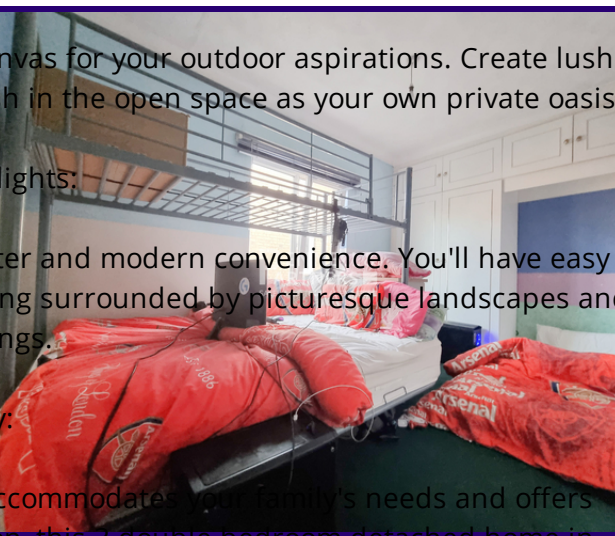
Summary:

If you're seeking a spacious home that effortlessly accommodates your family's needs and offers ample opportunities for entertainment and relaxation, this 3 double bedroom detached home in Whittlesey is a must-see. The purpose-built cabin sets this property apart, making it an ideal choice for those who value both comfort and style.

Arrange a viewing today and experience the magic of this exceptional property for yourself. Contact us at 01733 209 222 to schedule a tour. Don't miss the chance to make this house your dream home!



EPC Rating: E (51)



ENTRANCE HALL

LOUNGE

3.94m x 3.69m (12' 11" x 12' 1")

DINING ROOM

3.94m x 3.69m (12' 11" x 12' 1")

KITCHEN

3.83m x 3.69m (12' 7" x 12' 1")

REAR LOBBY

UTILITY ROOM

2.440m x 2.02m (8' 0" x 6' 8")

CLOAKROOM

CONSERVATORY

6.09m x 3.33m (20' 0" x 10' 11")

FAMILY ROOM

4.43m x 3.52m (14' 6" x 11' 7")

BEDROOM ONE

3.94m x 3.69m (12' 11" x 12' 1")

BEDROOM TWO

4.02m x 2.66m (13' 2" x 8' 9")

BEDROOM THREE

3.95m x 2.41m (13' 0" x 7' 11")

FAMILY BATHROOM

GARDEN ROOM / CABIN

6.04m x 7.04m (19' 10" x 23' 1")