



131 Glenfields North, Whittlesey PE7 1GG

£325,000



\*\*\* BEAUTIFULLY PRESENTED 3 BEDROOM HOME \*\*\* " This detached, modern home in Whittlesey is ready for it's new owner! Featuring an entrance hall, kitchen/diner, utility room, cloakroom, living room, 3 bedrooms with an en-suite to bedroom 1, family bathroom, garage and parking. It is about 7 miles to Peterborough train station, making it ideal for commuters. EPC RATING - B/Council Tax Band - C".



**ENTRANCE**

Door to front, radiator and stairs to 1st floor.

**KITCHEN/DINER**

17' 8" x 9' 5" MIN (10'2" MAX) (5.38m x 2.87m) APPROX. Fitted with a range of base and eye level units with work surfaces over, integrated fridge, integrated dishwasher, integrated oven, 4 ring gas hob with extractor fan over, sink with mixer tap over. UVPC double glazed windows to front and rear.

**UTILITY**

5' 6" x 5' 5" (to cupboard) (1.68m x 1.65m) APPROX. Fitted with a range of base and eye level units with work surfaces over, space for undercounter washing machine, cupboard and door to rear.

**LIVING ROOM**

17' 7" x 10' 5" (5.36m x 3.17m) APPROX. UVPC double glazed window to front, 2 x UVPC double glazed windows to rear, french doors to rear and 2 x radiators.

**CLOAKROOM**

Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator.

**LANDING**

UVPC double glazed window to rear, radiator and cupboard.

**BEDROOM ONE**

13' 3" MAX (10'0" MIN) x 14' 1" MAX (11'2" MIN) (4.04m x 4.29m) APPROX. Slight L-SHAPED. UVPC double glazed window to front and radiator.

**EN-SUITE**

L-SHAPED. UVPC double glazed window to front. Fitted with a three piece suite comprising low level W/C, wash hand basin, shower and heated towel rail.

**BEDROOM 2**

11' 2" x 9' 7" (3.40m x 2.92m) APPROX. UVPC double glazed window to front, cupboard and radiator.

**BEDROOM 3**

8' 8" x 7' 4" (2.64m x 2.24m) APPROX. UVPC double glazed window to rear and radiator.

**BATHROOM**

Fitted with a three piece suite comprising low level W/C, wash hand basin, bath and heated towel rail. UVPC double glazed window to rear.

**GARAGE**

Light and power

**OUTSIDE**

The front off the property has a path leading to the front door, with lawn and shrubs either side. The side of the property has parking, leading to the garage. The rear of the property mainly has fencing alongside having slabs, lawn area and shrubs.

**AGENT NOTES**

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

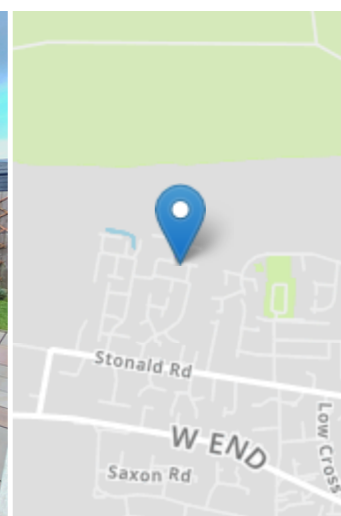
**ABOUT**

The town has a secondary school, Sir Harry Smith Community College and three primary schools.

**AGENT NOTES**

Half Yearly Service Charge in advance - due on 1st January 2024 approx £71.27

Please note, we have been advised by the current owners that there is a HIVE heating system. Bedroom one and the en-suite is on a separate circuit.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.