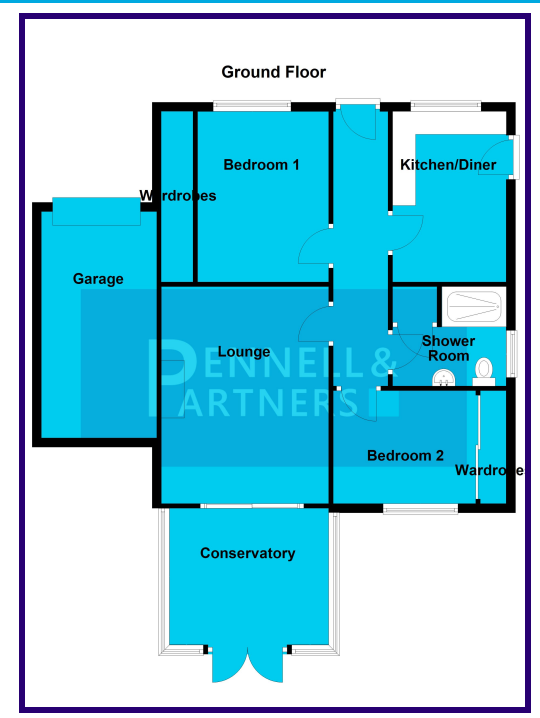


12 DIANA CLOSE, WHITTLESEY, PETERBOROUGH, CAMBRIDGESHIRE. PE7 2RJ

£250,000



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ABOUT THE PROPERTY

Welcome to this delightful 2-bedroom detached bungalow situated in the highly sought-after Diana Close, Whittlesey. This charming property offers a perfect blend of comfort and convenience, making it an ideal home for couples, small families, or those looking to downsize.

Upon entering, you are greeted by a spacious lounge, perfect for relaxing and entertaining guests. The large windows flood the room with natural light, creating a warm and inviting atmosphere.

The lounge seamlessly flows into the conservatory, which offers additional living space and stunning views of the beautifully landscaped, south-facing garden.

The heart of this home is the generous kitchen/diner, equipped with ample storage and counter space, making it a joy for those who love to cook and dine in a relaxed setting.

The bungalow also features two well-proportioned double bedrooms, each designed with comfort in mind, and a modern shower room.

Outside, the property boasts a large, sunny south-facing garden, perfect for outdoor activities, gardening, or simply enjoying a peaceful afternoon.

Additional features include a garage and driveway parking, ensuring ample space for your vehicles.

Whittlesey is a vibrant and welcoming market town located in the heart of the Fenland district of Cambridgeshire. Known for its strong sense of community and rich history, Whittlesey offers a range of local amenities including shops, restaurants, and pubs. The town is famous for its annual Straw Bear Festival, a unique event that attracts visitors from far and wide.

With excellent transport links, including regular bus services and a nearby train station providing easy access to Peterborough and beyond, Whittlesey is an ideal location for those who want to enjoy a peaceful lifestyle while still being connected to larger towns and cities.

ENTRANCE HALL

KITCHEN/ DINER

2.67m x 3.71m (8' 9" x 12' 2")

LOUNGE

3.65m x 4.74m (12' 0" x 15' 7")

CONSERVATORY

3.34m x 2.94m (10' 11" x 9' 8")

BEDROOM ONE

3.32m x 3.73m (10' 11" x 12' 3")

BEDROOM TWO

3.11m x 2.45m (10' 2" x 8' 0")

SHOWER ROOM

OUTSIDE

The front garden and driveway is laid to gravel with decorative flower beds. Driveway gives access to the garage to the side of the property. The rear garden is mainly laid to lawn, with patio seating area and timber fenced boundaries.



EPC Rating: E (54)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	