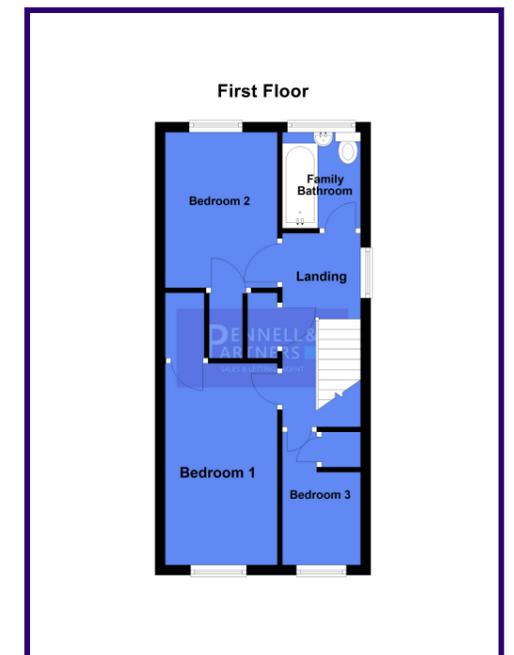




73 GROUNDS WAY, WHITTLESEY, PETERBOROUGH, CAMBRIDGESHIRE. PE7 2BU

Guide Price £260,000



PENNELL & PARTNERS

26, High Causeway, Peterborough, PE7 1AJ - 01733 209 222 - hello@pennellandpartners.co.uk

ABOUT THE PROPERTY

Presenting this superb three-bedroom detached family home in the popular village of Coates, a property that truly must be seen to be appreciated. Boasting two spacious reception rooms, a modern kitchen and bathroom, and driveway parking for multiple vehicles, this home offers the perfect blend of style, comfort, and practicality. With no chain involved, it's ready for you to move in and start creating memories straight away. In superb condition throughout, the property also benefits from a garage and a delightful covered patio seating area to the rear, ideal for relaxing or entertaining all year round.

Whittlesey is a historic market town known for its friendly community atmosphere and excellent amenities. Conveniently located with easy access to Peterborough and other nearby cities, it offers a perfect balance of rural charm and modern convenience. Local schools, shops, and leisure facilities are all within close reach, making this an ideal location for families or professionals seeking a welcoming place to call home.

Step inside and you'll immediately appreciate the thoughtful layout and quality finish's that make this house so inviting. The lounge provides a comfortable and airy space, perfect for relaxing evenings or hosting guests, while the separate dining room offers a distinct setting for family meals or entertaining friends. Both rooms are bright and welcoming, with tasteful décor that complements the overall style of the home.

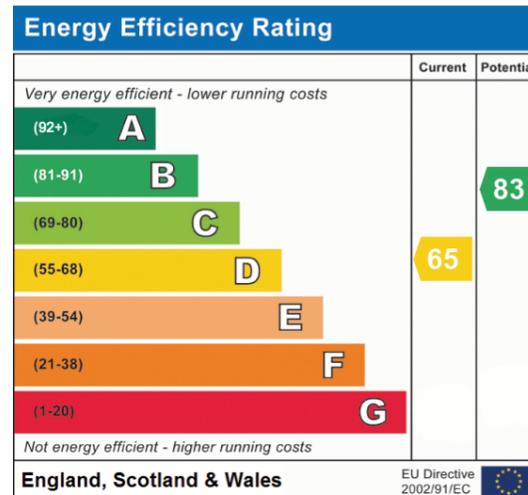
The modern kitchen is a real highlight, equipped with contemporary appliances and plenty of storage, making meal preparation a joy. Its practical design enhances functionality without compromising on aesthetics, creating a space where cooking and socialising can easily blend.

All three bedrooms are generously sized and finished to a high standard, offering ample space for rest and relaxation. Whether you need a peaceful retreat, a workspace, or a children's bedroom, each room can be adapted to suit your lifestyle. The bathroom has been updated to include modern fittings and a clean, fresh feel, ensuring comfort and convenience for the whole family.

Additional benefits include a well-maintained garage providing secure parking and extra storage, as well as driveway parking for multiple vehicles – a real bonus in this popular location. The covered patio seating area to the rear extends the living space outdoors, offering a private spot to enjoy morning coffee or alfresco dining regardless of the weather.

This exceptional detached family home in Coates offers superb condition, modern comforts, and a fantastic location, all available with no chain. Don't miss your chance to own a property that ticks all the boxes – arrange a viewing today and discover everything this wonderful home has to offer.

EPC Rating: D (65)



GROUND FLOOR

PORCH

LOUNGE

DINING AREA

2.34m x 3.80m (7' 8" x 12' 6")

KITCHEN

2.14m x 3.82m (7' 0" x 12' 6")

FIRST FLOOR

BEDROOM ONE

2.63m x 4.10m (8' 8" x 13' 5") plus wardrobe

BEDROOM TWO

2.63m x 2.97m (8' 8" x 9' 9") plus wardrobe

BEDROOM THREE

1.90m x 2.39m (6' 3" x 7' 10")

BATHROOM

1.90m x 2.33m (6' 3" x 7' 8")

GARAGE