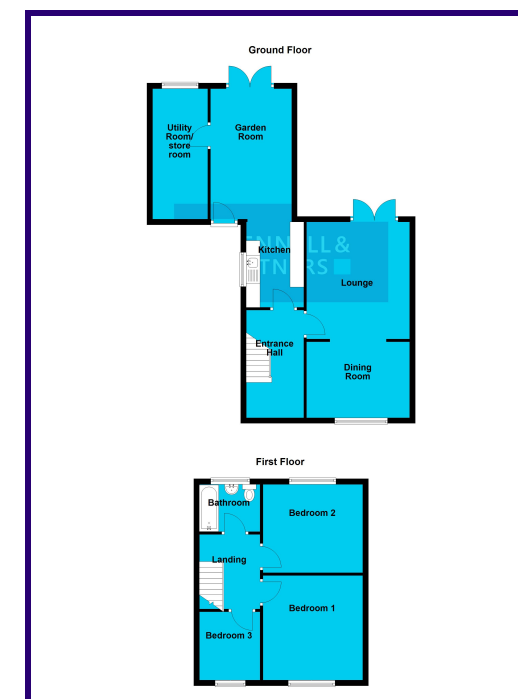




25 SPRINGFIELDS, WHITTLESEY, PETERBOROUGH, CAMBRIDGESHIRE. PE7 2AT

£250,000



**PENNELL & PARTNERS**

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

## ABOUT THE PROPERTY

\*\*\* GUIDE PRICE £250,000 - £260,000 \*\*\*This delightful three-bedroom semi-detached house offers an ideal blend of rural tranquillity and modern living. Boasting spacious interiors and stunning views of open fields to the rear, this property is perfect for families seeking a serene countryside lifestyle.

### Key Features:

Three Bedrooms: Two spacious double bedrooms and one single bedroom, all with ample natural light.

Three Reception Rooms: Versatile spaces ideal for family living, entertaining, or creating a home office.

Modern Kitchen: Fully equipped with contemporary appliances and plenty of storage.

Utility Room: Conveniently located downstairs for additional storage and laundry facilities.

Family Bathroom: Situated upstairs with modern fixtures and fittings.

Exterior: Large Rear Garden: Mainly laid to lawn with beautiful flower beds and shrub borders. Enjoy outdoor living with a gravelled seating area at the rear of the garden and a patio near the house, perfect for alfresco dining.

Front Garden: Well-maintained with lush lawns, mature trees, and hedge boundaries, offering excellent curb appeal.

Driveway Parking: Ample space for multiple vehicles, ensuring convenience for homeowners and guests.

Garage: Located to the side of the property, providing additional storage or parking space.

Eastrea is a charming village that offers a peaceful rural setting while still being within easy reach of local amenities. The property benefits from stunning views of open fields, providing a sense of escape and tranquility.

### EPC Rating:



## ENTRANCE HALL

### LOUNGE

3.72m x 4.23m (12' 2" x 13' 11")

### DINING ROOM

3.36m x 2.74m (11' 0" x 9' 0")

### KITCHEN

2.00m x 3.08m (6' 7" x 10' 1")

### GARDEN ROOM

2.60m x 4.69m (8' 6" x 15' 5")

### UTILITY ROOM / STORE

1.98m x 4.61m (6' 6" x 15' 1")

## FIRST FLOOR

### BEDROOM ONE

3.34m x 3.92m (10' 11" x 12' 10")

### BEDROOM TWO

3.34m x 3.05m (10' 11" x 10' 0")

### BEDROOM THREE

## BATHROOM

## OUTSIDE

The Front garden is laid to lawn, with driveway parking for multiple vehicles, and leading to the garage.

The rear garden is partly laid to lawn, with the rest, a series of attractive mature flower and shrub beds. To the end of the garden there is a Gravelled area providing seating that overlooks the open fields to the rear, with a power supply for the use of a hot tub or other outside amenities.