



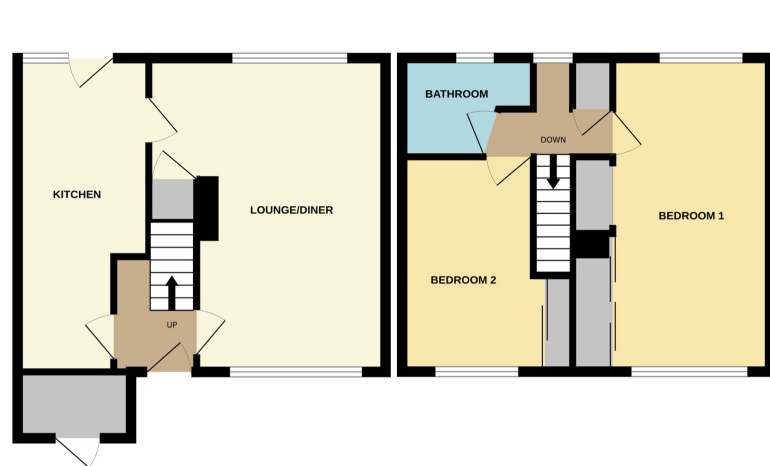
**Rosedale**  
PROPERTY AGENTS

*'Making your move easier'*



**79 Parker Road, WITTERING PE8 6AR**

**£175,000**



**\*\*\* A1 ACCESS \*\*\*** Situated in the sought after village of Wittering, conveniently located between Stamford and Peterborough, this home offers spacious and versatile accommodation. The property briefly comprises an entrance hall, a generous dual aspect lounge/diner, and a fitted kitchen. Upstairs features two double bedrooms, both with built-in wardrobes, and a refitted bathroom. Externally, the property benefits from established front and rear gardens, along with an allocated parking space for added convenience. EPC Energy Rating C / Council Tax Band A.

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## ENTRANCE DOOR TO:

## ENTRANCE HALL

Radiator. Stairs to first floor accommodation.

## LOUNGE / DINING ROOM

Double glazed windows to the front and rear, two radiators and understair cupboard.

Door to:

## KITCHEN

5.38m x 2.25m max 1.65 m min (17' 8" x 7' 5" max 5' 5" min) (approx) Fitted with eye level and base units with worktop over. Stainless steel sink and 1/2 bowl with inset drainer with tiled splashback. Space for oven and hob. Space and plumbing for washing machine and dishwasher. Space for fridge / freezer. Double glazed window and door to the rear.

## LANDING

Double glazed window to the rear, storage cupboard and loft access.

## BEDROOM ONE

Dual aspect double glazed windows to the front and rear, two radiators, fitted wardrobes with sliding doors.

## BEDROOM TWO

Double glazed window to the front, radiator and fitted wardrobes with sliding doors.

## BATHROOM

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC. Partly tiled and double glazed window to the rear.

## OUTSIDE

To the front, a path leads to the front door and storage cupboard. A gravelled area with mature shrubs and trees.

To the rear, the established garden is mainly laid to lawn and enclosed by timber fencing. Patio area, mature shrubs and planting.

## ALLOCATED PARKING SPACE

## AGENT NOTE:

The floor plan 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.

## COMMUNITY CHARGE

There is a yearly charge for this property, covering estate management. The vendor currently pays £36.86 per month

