


**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.

**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

