



142 Peterborough Road, Whittlesey PE7 1PD

£295,000





### ENTRANCE

Door to front.

### KITCHEN / DINER

9' 3" x 15' 5" (2.82m x 4.70m) (approx) Fitted with a range of eye and base level units with work surfaces over, sink unit with mixer tap, hob, oven, integrated dishwasher, space for washing machine and space for freestanding fridge / freezer. Window to rear and two windows to side. Door to side.

### LIVING ROOM

10' 3" x 26' 0" (3.12m x 7.92m) (approx) Window to front and window to rear.

### BEDROOM ONE

8' 9" x 13' 3" (2.67m x 4.04m) (approx) Window to rear and storage heater.

### BEDROOM TWO

9' 9" x 10' 6" (2.97m x 3.20m) (approx) Window to front and storage heater.

### BATHROOM

4' 7" x 9' 8" (1.40m x 2.95m) (approx) Fitted with a three piece suite comprising of low level W/C, wash hand basin and bath with shower over. Window to side.

### FIRST FLOOR

### BEDROOM THREE

13' 1" (max) (3.99m) 11' 4" (min) x 11' 8" (3.45m x 3.56m) (approx) Window to rear.

### BEDROOM FOUR

11' 0" (max) (3.35m) 6' 1" (min) x 5' 2" (min) (1.85m x 1.57m) 11' 8" (max) (3.56m) (approx) L-shaped room. Window to rear.

### OUTSIDE

The front of the property is gravelled with space for parking. The rear of the property is laid to lawn with mature shrubs.

### AGENT NOTES

The floorplan 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.

