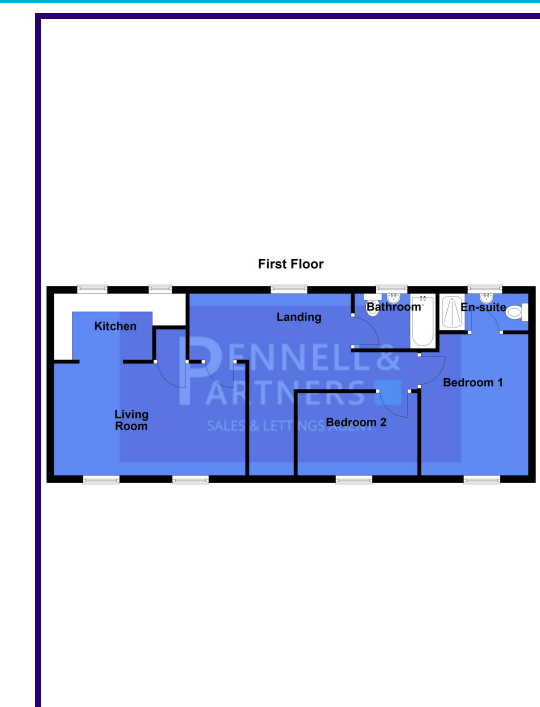




8 LARKSPUR WAY, WHITTLESEY, PETERBOROUGH, CAMBRIDGESHIRE. PE7 2FW

£155,000



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ABOUT THE PROPERTY

Looking for a place that feels like home from the moment you walk in? This lovely two-bedroom Coach House on Larkspur Way could be just what you're after!

Tucked away in a quiet spot, this property offers a spacious lounge/diner – perfect for putting your feet up or hosting friends. The modern kitchen has all you need to get cooking, and there's plenty of space for your gadgets too.

You've got two good-sized double bedrooms, with the main bedroom boasting its own en-suite shower room (no more bathroom queues!). There's also a neat family bathroom for guests or lazy Sunday soaks.

Outside, there's a private garage and driveway parking – a real bonus in this area!

Ideal for first-time buyers, downsizers, or anyone looking for low-maintenance living with everything on one level. Close to local shops, schools, and transport links – it ticks a lot of boxes!

Don't hang about – properties like this don't hang around long. Get in touch to arrange a viewing!

EPC Rating: B (85)

ENTRANCE HALL

LOUNGE/DINER

5.23m x 3.05m (17' 2" x 10' 0")

KITCHEN

3.60m x 1.81m (11' 10" x 5' 11")

BEDROOM ONE

2.93m x 3.86m (9' 7" x 12' 8")

EN-SUITE SHOWER ROOM

BEDROOM TWO

3.27m x 2.25m (10' 9" x 7' 5")

FAMILY BATHROOM

GARAGE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC