



46 VIKING WAY, WHITTLESEY, PETERBOROUGH, CAMBRIDGESHIRE. PE7 1DY

£300,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

Interior:

Step inside and be captivated by the generous spaces and impeccable design of this home. The three double bedrooms provide ample room for relaxation, and the Ensuite bathroom in the master bedroom offers a private retreat. The large lounge area is perfect for entertaining guests or spending quality time with family, while the conservatory bathes the space in natural light, creating a seamless connection to the good-sized garden. The modern kitchen is equipped with everything you need, and the family bathroom further enhances the space and convenience on offer.

Exterior:

The exterior of the property is equally enchanting, with a well-maintained garden providing a tranquil haven for outdoor activities and relaxation. The integral garage adds convenience and security, while the spacious driveway accommodates multiple vehicles, ensuring parking will never be an issue.

Location:

Situated on Viking Way, this property benefits from a prime location in Whittlesey, Fenland. The area offers a peaceful atmosphere and a close-knit community while providing easy access to local amenities, schools, and transport links. The nearby town centre offers a range of shops, restaurants, and recreational options, making this property an ideal choice for both convenience and comfort.

Don't miss the opportunity to own this remarkable 3-bedroom detached house on Viking Way. Contact us today to arrange a viewing and experience the true essence of modern living in Fenland.

ENTRANCE HALL

with real oak flooring

KITCHEN

2.38m x 3.03m (7' 10" x 9' 11")

UTILITY ROOM

CLOAKROOM

LOUNGE

6.12m x 3.08m (20' 1" x 10' 1")

CONSERVATORY

5.61m x 2.74m (18' 5" x 9' 0")

INTEGRAL GARAGE

MASTER BEDROOM

3.07m x 3.33m (10' 1" x 10' 11") With Ensuite

BEDROOM TWO

2.78m x 3.13m (9' 1" x 10' 3")

BEDROOM THREE

2.24m x 2.92m (7' 4" x 9' 7")

FAMILY BATHROOM



EPC Rating: C (69)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	69	
(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	