



126 Whittlesey Road, Stanground PE2 8RP

£350,000



*** OUTBUILDING - CURRENTLY USED AS A GYM! *** " Extended and well presented throughout, this 4 bedroom property is the ideal family home. With ample off parking to the front, porch, entrance hall, spacious living room with bay window, kitchen/diner with breakfast bar, conservatory, 4 bedrooms, bathroom, generous garden with store, bar area and an outbuilding which is the ideal gym/games room. EPC Energy Rating - D/ Council Tax Band - B".

PORCH

Door to front, door to:-

ENTRANCE HALL

Door to front, cupboard and stairs to first floor.

LIVING ROOM

12' 4" x 14' 1"(into bay) (3.76m x 4.29m) 12' 0"(min) (3.66m) (approx) Bay window to front and radiator.

KITCHEN / DINER

13' 3"(max) x 9' 9" (min) (4.04m x 2.97m) 19' 2" (5.84m) (approx) Fitted with a range of base and eye level units with work surfaces, breakfast bar with sink, integrated double oven, hob, integrated dishwasher and washing machine, integrated fridge / freezer and radiator.

CONSERVATORY

13' 1" x 14' 7" (3.99m x 4.45m) (approx) French doors to rear, windows to rear and side.

FIRST FLOOR LANDING

BEDROOM 1

10' 8" x 13' 4" (3.25m x 4.06m) (approx) Window to rear, built in wardrobes and radiator.

BEDROOM 2

7' 8" x 15' 8" (2.34m x 4.78m) (approx) Window to front, built in wardrobe and radiator.

BEDROOM 3

10' 3" x 12' 2" (3.12m x 3.71m) (approx) Window to front and radiator.

BEDROOM 4

8' 1" x 8' 7" (2.46m x 2.62m) (approx) Window to front and radiator.

BATHROOM

7' 3" x 14' 5" (2.21m x 4.39m) (approx) Fitted with a four piece suite comprising low level W/C, two wash hand basins, bath, shower cubicle and heated towel rail. Two windows to rear.

OUTSIDE

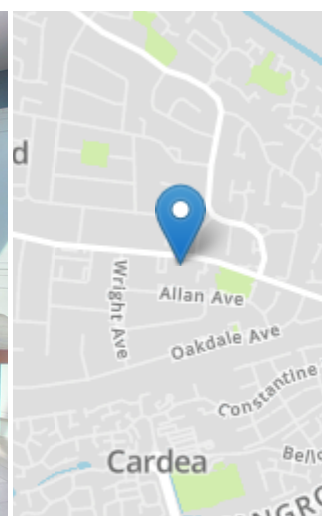
The rear of the property has fencing, laid to lawn and paved patio area.

OUTBUILDING / CURRENTLY USED AS GYM

15' 5" x 20' 9" (4.70m x 6.32m) (approx)

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
	60	75