



## 72 Station Road Whittlesey Peterborough PE7 1UE

**£489,000**



\*\*\* GUIDE PRICE £489,000 - £499,000 \*\*\* NO CHAIN \*\*\* MOTIVATED SELLER \*\*\* SERIOUS OFFERS CONSIDERED \*\*\* A detached period home with many period features located in the sought after Market Town location of Whittlesey. The property has been extended and much improved and is within walking distance to the Town Centre and railway station (London Kings Cross approx. 45 mins). In total the property offers five bedrooms, two bathrooms and four reception rooms. There is a separate annexe with two/three bedrooms and open plan lounge/dining area. These could easily be incorporated into the main house. A family room, 9m x 6m, leads off to the landscaped gardens. Outside is also a detached log cabin/summerhouse 8.17m x 4.71m, ideal for working from home, with electric heating and air con. A further garden area can be found to the rear with timber workshop.



## Entrance Hall

Living Room 14'2 (4.32m) x 14'1 (4.29m)

Dining Room 14'1 (4.29m) x 13'11 (4.24m)

Kitchen 15'2 (4.27m) x 11'2 (3.40m)

Utility 11'8 (3.56m) x 7'10 (2.39m)

Study 9'0 (2.74m) x 7'10 (2.39m)

Family Room 30'0 (9.14m) x 19'10 (6.05m)

## ANNEXE

Kitchen/Dining Room 26'3 (8.00m) x 12'0 (3.66m)

Bedroom 4 12'5 (3.78m) x 11'9 (3.58m)

Snug 9'11 (3.02m) x 9'3 (2.82)

## FIRST FLOOR LANDING MAIN RESIDENCE

Bedroom 1 14'1 (4.29m) x 13'5 (4.09m)

Bedroom 2 15'0 (4.57m) x 11'0 (3.35m)

Bedroom 3 13'4 (4.06m) x 10'9 (3.28m)

Bedroom 5 18'5 (5.61m) x 12'7 (3.84m)

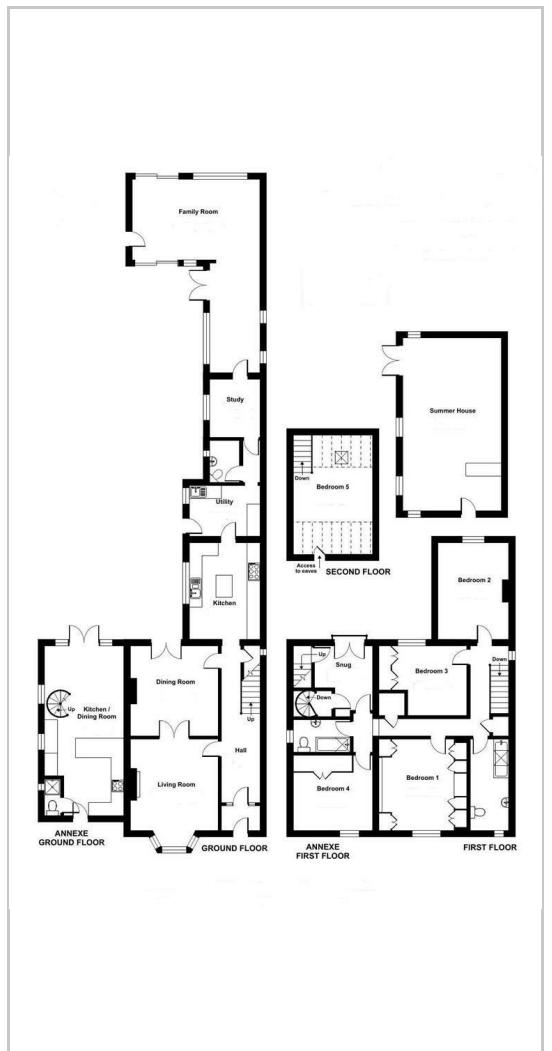
Summer House 26'10 (8.18m) x 15'3 (4.65m)

\*\*\* If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property \*\*\*

## Area Map



## Floor Plans



## Energy Efficiency Graph

