



Elm Park, Whittlesey, Peterborough
offers in the region of £375,000 **Freehold**

**Sharman
Quinney**

Key Features



- Impressive Kitchen/Dining/Family Area
- Separate Dining Room/Study/Family Room
- Downstairs Cloakroom and Utility Room
- Dressing Room to the Master Bedroom
- En Suite to the Second Bedroom

Accommodation Includes

Entrance hall

Lounge 4.47m x 4.08m (14'8" x 13'5") maximum into recess

Kitchen area 5.01m x 3.31m (16'5" x 10'10")

opening to:

Dining/family area 5.01m x 3.08m (16'5" x 10'1") minimum excluding recess

Study/family room 3.3m x 2.73m (10'10" x 8'11")

Utility room

Downstairs cloakroom

First floor landing

Bedroom one 5.8m x 2.72m (19' x 8'11")

Dressing room 2.72m x 2.4m (8'11" x 7'10")





Ground Floor



First Floor

Total floor area 157.7 m² (1,697 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Bedroom two 3.05m x 2.6m (10' x 8'6")
minimum excluding recess
En-suite shower room
Bedroom three 3.12m x 2.56m (10'3"x 8'5")
minimum excluding recess
Bedroom four 2.44m x 2.08m (8' x 6'10")
Family bathroom
Outside: Block paved driveway to the front
offering off road parking, leading to the single
garage. Enclosed rear garden mainly laid to
lawn and gravel with a paved patio and timber
decking area.
Garage 6.92m x 2.74m (22'8" x 9')

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01733 205000

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Contact us to arrange a **FREE**
home valuation.

 01733 205000

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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