



Harriers Rest, Wittering

Peterborough, Northamptonshire, PE8 6EN

NEWTONFALLOWELL 

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£265,000 Freehold

The Dembleby is a beautiful four bedroom detached family home with the open plan living. The property benefits from various reception rooms, open plan kitchen with a wealth of units, separate utility room, four double bedrooms, two bathrooms, downstairs cloakroom an enclosed rear garden, driveway and garage.

The property is arranged over two floor, the front entrance hall is open and spacious with room for a study or music area. The living room leads through to the dining/family area which has French doors leading outside and which adjoins the kitchen and utility. This free flowing downstairs layout is perfect for modern family life. To the first floor, the landing connects four double bedrooms and family bathroom. Bedroom one has an en-suite and fitted wardrobe, while the other three bedrooms are of fairly equal size and share the large family bathroom.

Outside will be an enclosed rear garden and to the side will be a driveway for two vehicles with access to the single garage.

Harriers Rest

Development Plan



Entrance hall

Living Room

16'4 x 12'4 (4.98m x 3.76m)

Dining/Family Area

12'4 x 10'5 (3.76m x 3.18m)

Kitchen

11'1 x 11'0 (3.38m x 3.35m)

Utility Room

6'7 x 5'9 (2.01m x 1.75m)

Study Area

6'2 x 5'11 (1.88m x 1.80m)

Landing

Bedroom One

12'4" x 12'0" (incl wardrobe and excl door recess)
(3.76m x 3.68m (incl wardrobe and excl door recess))

En-Suite

7'8 x 4'8 (2.34m x 1.42m)

Bedroom Two

12'4 x 9'6 (3.76m x 2.90m)

Bedroom Three

10'7 x 10'3 (3.23m x 3.12m)

Bedroom Four

11'1" x 8'0" (excl door recess (3.38m x 2.46m
(excl door recess))

Bathroom

8 x 7'5 (2.44m x 2.26m)

AGENTS NOTE – DRAFT PARTICULARS:

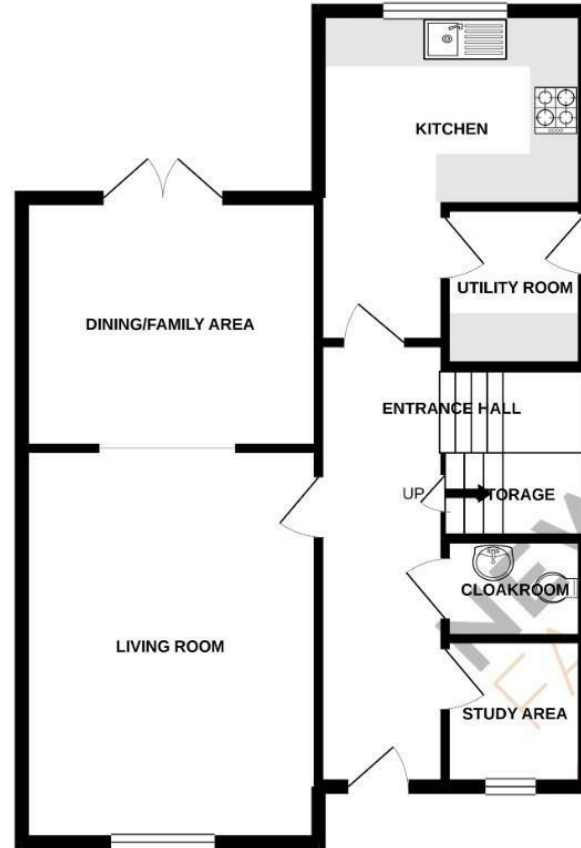
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GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 1370 sq.ft. (127.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales		EU Directive 2002/91/EC	

**NEWTON
FALLOWELL**

t: 01780 754530
e: stamford@newtonfallowell.co.uk
www.newtonfallowell.co.uk