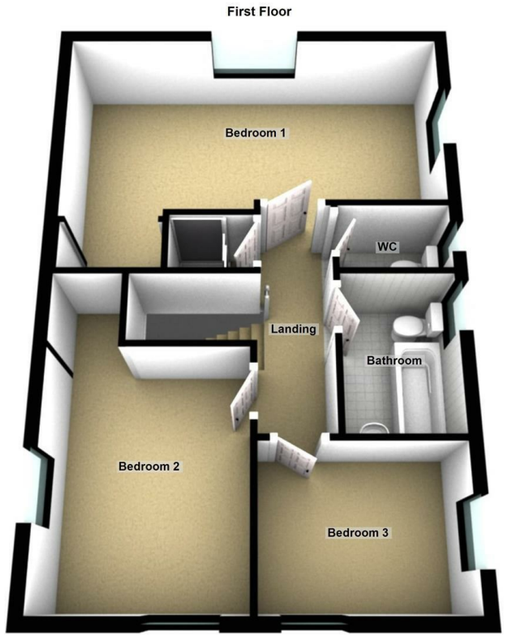
Ground Floor

First Floor



ENTRANCE HALL

CLOAKROOM

OPEN PLAN LIVING/DINING AREA

KITCHEN

CONSERVATORY

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

FAMILY BATHROOM

CLOAKROOM

SHOWER ROOM

TANDEM GARAGE & WORKSHOP

TIMBER OUTBUILDINGS

Woodcock Holmes
20a Tesla Court, Innovation Way, Peterborough PE2 6FL

01733 303111
info@woodcockholmes.co.uk

These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the logal title of the property. Buyers not obtain such verification from their solicitors.

Bellmans Grove

Whittlesey, Peterborough, PE7 1TX

£325,000

Bellmans Grove
Whittlesey, Peterborough
PE7 1TX

Set on a generous corner plot with ample parking and a wraparound garden, this detached chalet-style home offers spacious and versatile accommodation throughout, including multiple reception areas, a well-appointed kitchen, and flexible upstairs layout – all available with no forward chain.

- NO FORWARD CHAIN
- LARGE CORNER PLOT
- OUTBUILDINGS WITH POWER CONNECTED
- THREE GOOD SIZED BEDROOMS
- OPEN PLAN LIVING/DINING ROOM
- DOWNSTAIRS CLOAKROOM
- OFF ROAD PARKING AND TANDEM GARAGE
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- GOOD SIZED KITCHEN WITH STORAGE SPACE
- CONSERVATORY SPACE

Viewings: By appointment
£325,000

ENTRANCE HALL
6'2" x 8'5"
UPVC double glazed door and window to side, fitted carpet, stairs leading to the first floor, store space under, access to:

CLOAKROOM
Two piece suite with WC and wash hand basin.

OPEN PLAN LIVING/DINING ROOM
18'6" max x 18'8" max
UPVC double glazed window to front and side, fitted carpet, radiator x2, fireplace.

KITCHEN
9'1" x 18'8"
x2 UPVC double glazed windows to rear, single door to side leading to the conservatory. The kitchen is fitted with a matching range of base and eyelevel units with worktops and splashback tiles behind. Eyelevel electric oven and grill, space for appliances. Wall mounted gas central heating boiler, lino flooring.

CONSERVATORY
9'11" x 7'6"
UPVC double glazed windows to front, rear and side. UPVC double glazed French doors to side, poly carbonate roof, fitted carpet.

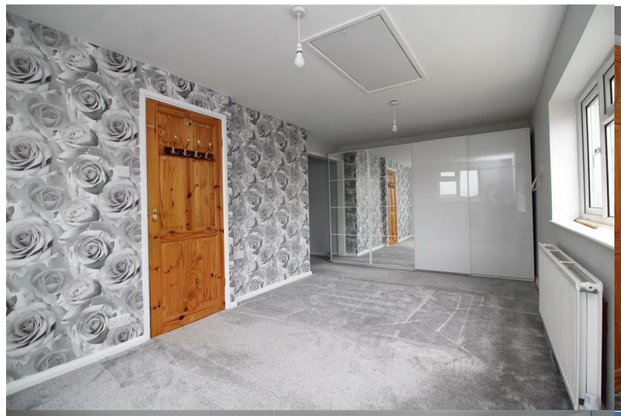
FIRST FLOOR LANDING
Fitted carpet, access to:

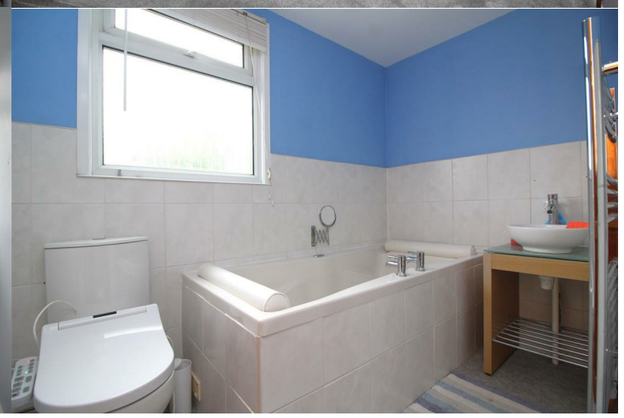
BEDROOM 1
9'1" x 18'8"
UPVC double glazed window to rear and side, fitted carpet, radiator x2, loft access.

BEDROOM 2
11'7" x 8'11"
UPVC double glazed window to front and side, fitted carpet, radiator.

BEDROOM 3
7'3" x 8'11"
UPVC double glazed window to front and side, fitted carpet, radiator.

FAMILY BATHROOM
8" x 5'1"
UPVC double glazed window to side, vinyl tiled flooring, half tiled splashback walls, WC, Jacuzzi style bath, heated towel rack style radiator, wash hand basin with mixer tap over.





CLOAKROOM
Obscure UPVC double glazed window to side, WC with built in basin over cistern, with splashback tiles behind, one radiator.

SHOWER ROOM
Tiled flooring, fully tiled walls, extractor fan, shower guard, fitted shower.

OUTSIDE
To the front of the property has a lawn space with shrub border and graveled driveway leading to garage. There is also gated access to the other side of the property leading into the rear garden.
The tandem length brick built garage has a security light to front, electric door and is open to the workshop at the rear with x2 UPVC double glazed obscure doors and x2 UPVC double glazed windows to side.
The rear garden is fully enclosed by timber fencing and brick wall, laid with lawn and patio with flowerbed and shrub borders, there is also an outside cold tap & lighting.

TENURE
Freehold.

SERVICES
Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.
All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.
None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION
If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.