



Plot 5 Peterborough Road

PE7 1LE

£325,000



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A unique collection of just nine, four and five bedroom family homes nestled in the Cambridgeshire town of Whittlesey. Situated in the heart of the Fens, Whittlesey Gate is set within a picturesque rural location, but with excellent facilities within the village and easy access to the local towns such as Peterborough and Spalding for further facilities.

Each home has been designed to suite a variety of needs, with modern design and thoughtful layouts.

Cooper Lennard Homes, we believe you shouldn't have to compromise when buying your new home and so we provide a high quality specification including Underfloor heating, Quartz worktops, tiling, integrated appliances and bifolding doors to selected plots as standard.

Depending on build stage, all purchasers will have the opportunity to personalise their homes with a range of choices from our selected ranges including;

Door styles and door furniture. Bathroom and vanity units, taps and tiling styles and colours. Kitchen cupboard and worktop styles and colours, tiled splashbacks. Flooring throughout from our ranges of carpet and LVT in selected locations throughout the property.

Build completion is estimated to be at the end of Summer/Autumn.



Whittlesey , dating from the Bronze age is an attractive town with a mix of architecture spanning several centuries.

South of the town, a branch of the River Nene meanders alongside the Manor Fields and is a perfect spot to see boats moor and take a stroll.

The Buttercross in the Marketplace is one of the most striking buildings and a reminder of Whittlesey's rich trading and agricultural history.

Each January Whittlesey celebrates the old agricultural custom of Straw Bear dancing with a three day festival that grows bigger and better each year. 'The Bear', a man in a costume made of straw, is accompanied by his keeper and several hundred dancers and musicians in a procession around the town and stops off for refreshments in pubs along the route.

Whittlesey Gate is also just a 25 minute drive away from the cathedral city of Peterborough, the largest city in East Anglia which offers a greater selection of high street shopping, restaurants, bars and entertainment venues.



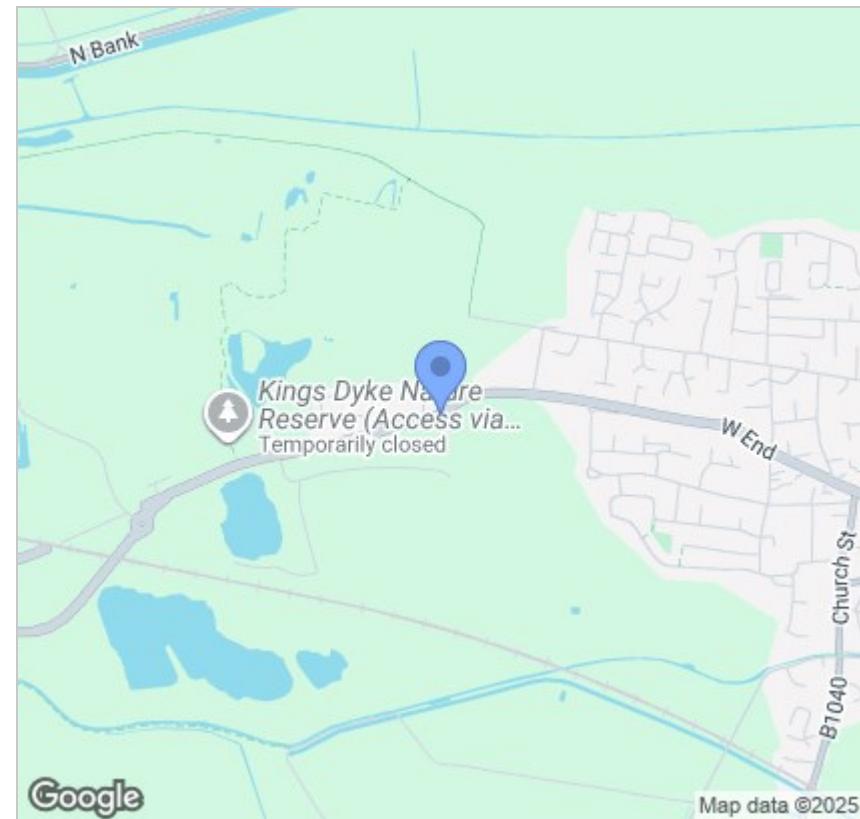
Floor Plan



Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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