



Horsegate Lane, Whittlesey

**£375,000 -£ 400,000 OIRO Freehold**

**Sharman  
Quinney**

# Key Features



- Open plan design downstairs
- Impressive 20' lounge and 13' kitchen
- Downstairs cloakroom and utility room
- Good size block paved driveway
- Electric door to the integral garage

Entrance hall

Kitchen 3.96m x 2.96m (13' x 9'8") opening to:

Lounge 3.36m x 6.22m (11' x 20'5") maximum into recess and including staircase

Utility room

Downstairs cloakroom

First floor landing

Bedroom one 3.58m x 3.02m (11'9" x 9'11") maximum into recess

En-suite shower room



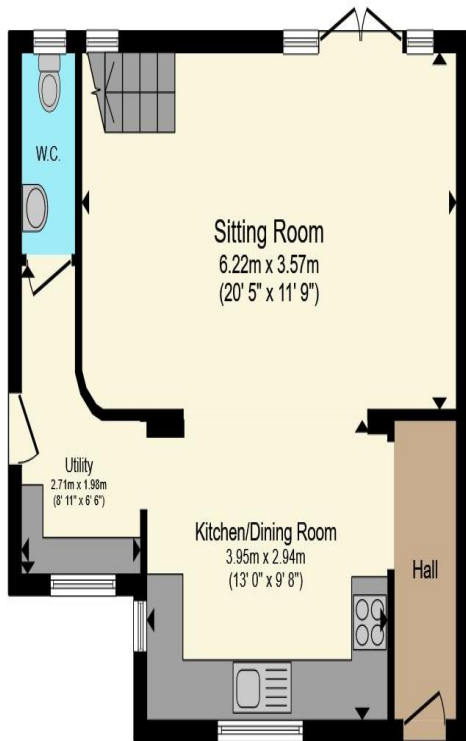
Bedroom two 5.39m x 3.46m (17'8" x 11'4")  
maximum including head-restriction

Bedroom three 3.38m x 2.17m (11'1" x 7'1")  
maximum into recess

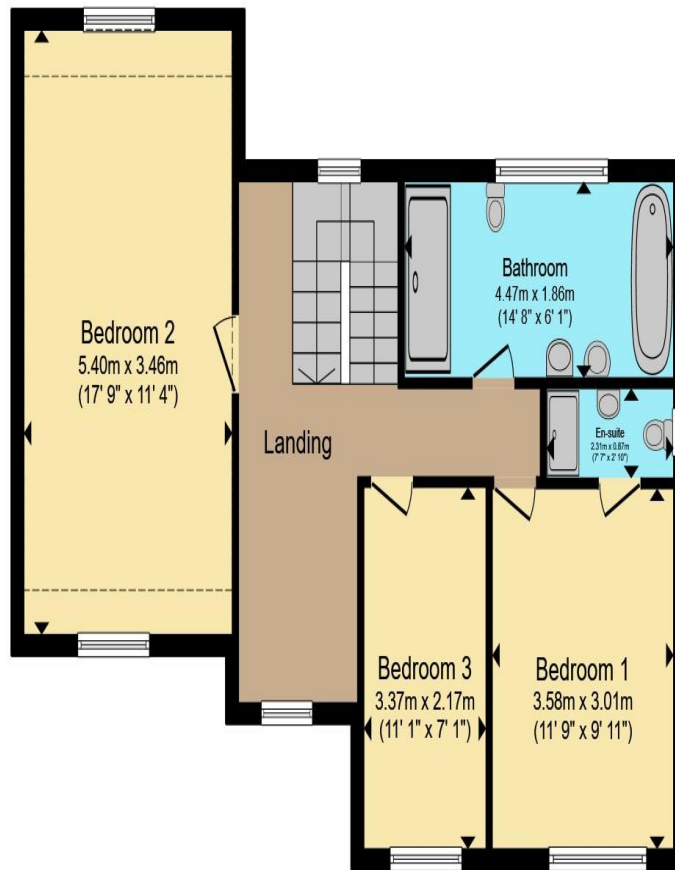
Family bathroom 4.47m x 1.86m (14'8" x 6'1")  
four-piece suite

Outside: Double gated access to the front, leading to an extensive block paved driveway providing off road parking for several vehicles. Integral garage with electric operated front door and side courtesy door with gated access to the rear. Low maintenance rear garden, which is secluded and has a sunny aspect, laid to lawn with extensive paved patio area and pathways.





**Ground Floor**



**First Floor**

Total floor area 111.5 m<sup>2</sup> (1,200 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](http://www.propertybox.io)

**Sharman  
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