



Hallcroft Road, Whittlesey Peterborough
£375,000 Freehold

**Sharman
Quinney**

Key Features



- Approximate plot of 0.21 acre
- Impressive outbuilding to the rear
- 19' Lounge and conservatory
- Separate dining room and downstairs cloakroom
- Off road parking for several vehicles

Entrance Hall;

Downstairs cloakroom

Lounge 5.87m x 3.94m (19'3" x 12'11") maximum into recess

Dining room 4.09m x 3.98m (13'5" x 13'1")

Conservatory 3.67m x 2.37m (12' x 7'9")

Kitchen 4m x 3.98m (13'1" x 13'1") minimum excluding recess

First floor landing

Bedroom one 4.09m x 3.94m (13'5" x 12'11") minimum excluding recess

Bedroom two 4.05m x 3.94m (13'3" x 12'11") maximum into recess

Bedroom three 3.98m x 2.72m (13'1" x 8'11")

Bedroom four 3.07m x 2.89m (10'1" x 9'6")

Family bathroom



Outside: Hedging to the front with ornamental trees. Long driveway to the side, leading to the rear. Rear garden mainly laid to lawn with shrub borders. Large gravelled area providing off road parking for several vehicles, leading to the outbuilding.

Additional garden area to the rear. Mainly laid to lawn with fruit trees.

Detached outbuilding: Entrance hall

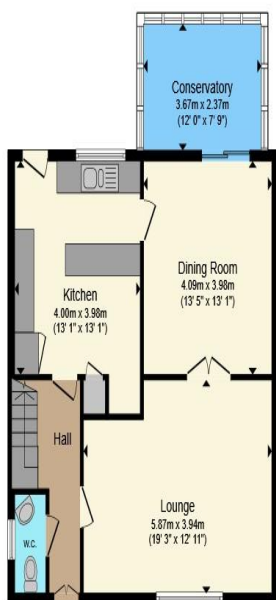
Workshop/garage 6.94m x 5.95m (22'9" x 19'6")

Garage 5.95m x 3.39m (19'6" x 11'1")

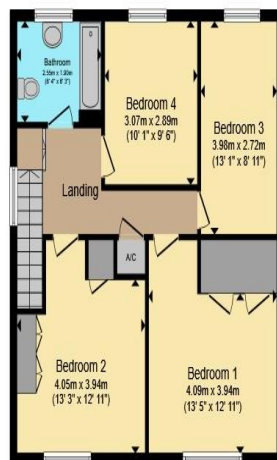
Agents Note:

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.

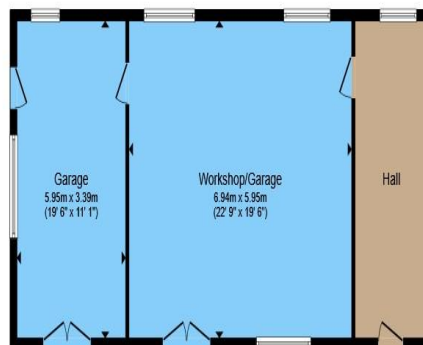




Ground Floor



First Floor



Outbuilding

Total floor area 216.1 m² (2,326 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

**Sharman
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