



**Approx. Gross Internal Floor Area 878 sq. ft / 81.64 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements wall doors window fittings and appliances their sizes and locations are shown conventionally and are approximately only and cannot be regarded as being a representation either by the seller of his agent.

We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. We wish to draw your attention to the fact that the plans are not to scale nor accurate in detail.

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Malcolm James has the authority to make or give any representation or warranty in respect of the property.

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**37 PLOUGH ROAD, WHITTLESEY, PE7 1LT**

Asking price of

**£280,000**

Freehold

3 Bedroom Accommodation

MJREF\_006151 (EPC Rating TBC)



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£280,000 Freehold

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- SEMI DETACHED HOUSE
- UPVC DOUBLE GLAZED
- CAVITY WALL INSULATION
- 3 BEDROOMS
- GAS CENTRAL HEATING
- AC/HEAT EXCHANGE UNITS IN DINING ROOM & BEDROOM

**UPVC & GLASS ENTRANCE DOOR LEADING TO HALLWAY**

Radiator. Stair lift, Stairs to first floor. Wood panel door.

**LOUNGE 14'5" x 11'6" (4.39m x 3.51m)**

Laminate flooring. Coved and textured ceiling. Feature gas fire. uPVC double glazed window to front elevation.

**KITCHEN DINER 21'0" x 10'6" (6.40m x 3.20m)**

Stainless steel sink bowl and drainer with mixer tap over. Cupboard and drawers below. Built in double oven, built in fridge. Laminate boarded flooring. Feature breakfast bar/island incorporating a Whirlpool induction hob.

Double doors leading to utility. **DINING AREA:** Room for dining table. Radiator. Hitachi air con and heat unit. Double doors leading to outside rear.

**UTILITY AREA**

uPVC double glazed door to rear garden & window to rear elevation. Laminate flooring. Belfast sink, space for washing machine, fridge freezer and tumble dryer. Door to W.C: Low level W.C, boiler. Window to side elevation. Radiator.

**STAIRS TO FIRST FLOOR LANDING**

Loft hatch giving access to boarded loft, ladder and light. Airing cupboard. uPVC double glazed window to side elevation.

**BATHROOM**

Three piece suite comprising a low level W.C, shower with shower unit, PVC doors. Wash hand basin in vanity unit. uPVC double glazed window to rear elevation. Fully tiled splash backs. Tiled flooring. Chrome towel rail radiator.

**BEDROOM ONE 11'6" x 11'6" (3.51m x 3.51m)**

Glass panel door. 2 x radiator. uPVC double glazed window to front elevation.

**BEDROOM TWO 11'6" x 10'2" (3.51m x 3.10m)**

uPVC double glazed window to rear elevation. Wood panel door. Built in wardrobes. Radiator. Hitachi air con/heat unit. Laminate flooring.

**BEDROOM THREE 9'2" x 7'3" (2.79m x 2.21m)**

Wooden panel door. Fitted storage space with hanging rails. uPVC double glazed window to front elevation. Radiator.

**OUTSIDE FRONT**

Block paved driveway giving off road parking for several vehicles. 10 solar panels on each side of the roof. 2 x 3.5 kw batteries for solar panels to store electricity.

**REAR GARDEN**

L-shaped extended garden, decking area, paved patio area, area laid to lawn with greenhouse 8'x6', shed 15'x8', outbuildings, garage/workshop. Personal door to garage with power and light. Garage is 1 1/2 times the standard garage size, double doors to adjoining workshop which also has power and light. Further gravel area to side with various shrubs.

