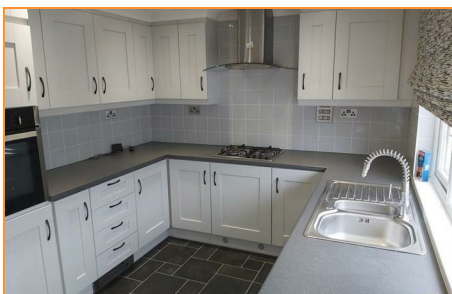


3 Mandalay Park, Whittlesey, Peterborough, Cambridgeshire, PE7 1WF

£150,000

45 x 20 luxury park home, sited on a landscaped plot at an exclusive new retirement development for over 45's in a highly sought-after rural location. Ample parking, safe and secure. Property comprises of hallway, dining room, lounge, kitchen, family bathroom, master bedroom with en-suite, second bedroom, enclosed rear and side garden. Property also benefits from Upvc double glazing and driveway.



PropertyLine

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Peterborough
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Entrance Hall L-Shaped

11'11 x 5'07 and 8'07 x 3'04 (3.63m x 1.70m and 2.62m x 1.02m)

Entrance door is located to the side of the property Upvc double glazed, laminate flooring, radiator, two storage cupboards, doors leading to all rooms.

Dining Room

9'08 x 8'04 (2.95m x 2.54m)

Upvc double glazed window to the side of the property, radiator, archway leading to the lounge, laminate flooring.

Lounge

11'11 x 18'10 (3.63m x 5.74m)

Upvc double glazed bay window, two radiators, feature fireplace, power points, laminate flooring.

Kitchen

12'02 x 8'10 (3.71m x 2.69m)

Upvc double glazed door to the side of the property, built in oven, gas hob with extractor hood over, matching wall and base units, built in fridge freezer, built in washing machine, built in dishwasher, vinyl flooring.

Bathroom

6'06 x 5'10 (1.98m x 1.78m)

Three piece matching white bathroom suite comprising of a bath, W/C and wash hand basin, part tiled wall and vinyl flooring.

Bedroom One

12'08 x 9'01 (3.86m x 2.77m)

Upvc double glazed window to the side of the property, built in wardrobes, radiator, carpet flooring.

Ensuite Bathroom

10'05 x 4'07 (3.18m x 1.40m)

Shower cubicle, W/C, wash hand basin, heated towel rail, vinyl flooring.

Bedroom Two

10'08 x 8'09 (3.25m x 2.67m)

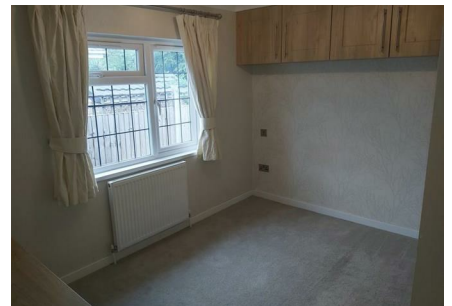
Upvc double glazed window to side, built in wardrobes, radiator, carpet flooring.

Outside

Enclosed rear and side gardens, shed 16ft by 8ft, driveway with off road parking,

Charges

Ground rent charged at £156 per month



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales
EU Directive 2002/91/EC