



22 Manor Road, Folksworth PE7 3SU

£300,000



*** HIGHLY SOUGHT AFTER AREA *** " Located in the highly desirable village of Folksworth, this semi detached home features field views and a great amount of character with exposed beams, high ceilings and bay window. Also featuring off road parking, entrance hall, lounge, kitchen, dining room, lean to, utility, wc, garage, 3 bedrooms with an en-suite/dressing area to bedroom one and a family bathroom. It also features a generous sized garden with an outbuilding at the bottom. EPC Energy Rating - C/Council Tax Band - B".

ENTRANCE HALL

Door to side, radiator and stairs to first floor.

CLOAKROOM

5' 4" x 2' 5" (1.63m x 0.74m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin. Window to side.

UTILITY

8' 9" x 8' 7" (2.67m x 2.62m) (approx) Fitted with base units with work surface over, stainless sink with mixer tap, plumbing for a washing machine and space for a tumble dryer. Door to garage.

LEAN TO

Sliding door to rear and window and side.

LOUNGE

23' 1" x 13' 4" ((min) (7.04m x 4.06m) (approx) French door to lean to , open into:-

KITCHEN

13'6" (max)(4.11m) 10' 1" x 6' 3" (min) (3.07m x 1.91m) (approx) (L Shape) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, space for a cooker, space for a dishwasher, space for a fridge/ freezer, loft access and breakfast bar. Window to rear.

DINING ROOM

13' 0" (into bay) (3.96m) 12' 0" x 11' 3(min) (3.66m x 3.43m) (approx) Bay window to front and radiator.

FIRST FLOOR LANDING

BEDROOM 1

11' 3" x 11' 0" (3.43m x 3.35m) (approx) Window to front and arch into:-

EN-SUITE / DRESSING AREA

8' 8" x 5' 7" (2.64m x 1.70m) (approx) Fitted with a two piece suite comprising wash hand basin, bath and radiator. Window to front.

BEDROOM 2

15' 1" x 7' 6" (4.60m x 2.29m) (approx) Window to rear and radiator.

BEDROOM 3

8' 8" x 7' 3" (2.64m x 2.21m) (approx) Window to rear and radiator.

BATHROOM

9' 6" (max) (2.90m) 6' 9" (min) x 5' 2" (2.06m x 1.57m) (approx) (L -Shape) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and radiator. Window to side.

OUTSIDE

The front of the property is mainly laid to gravel with mature shrubs. The rear of the property has fencing , partly brick wall, paved patio areas, laid to lawn, it currently has a pond, bar area and mature shrubs.

OUTBUILDING

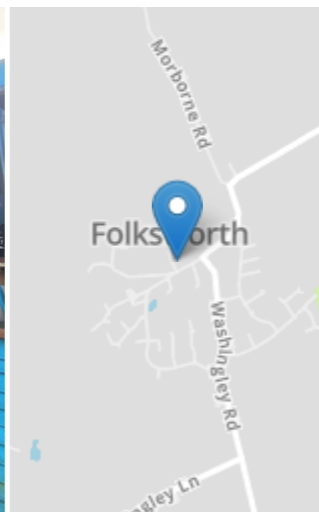
Door to side and window to side.

GARAGE

11' 7" x 8' 7" (3.53m x 2.62m) (approx) Door to front.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
England, Scotland & Wales		70	82