



138 Gunthorpe Road, Gunthorpe PE4 7DS

£240,000



***** EXTENDED 3 BEDROOM HOME! ***** " Located close to schools and local amenities, this 3 bedroom end terrace home has been extended to feature a generous living space. The home itself comprises of parking to the front, a garage, entrance, living room open into dining room, kitchen, 3 bedrooms and a modern shower room. Viewings are essential to appreciate the space and location. EPC Energy Rating - D/ Council Tax Band -B ".

ENTRANCE HALL

Door to front, window to front aspect, radiator and stairs to first floor .

LOUNGE

14' 11" x 12' 1" (4.55m x 3.68m) (approx) UPVC double glazed window to front aspect, radiator and arch to :

DINING AREA

15' 5" x 8' 7" (4.70m x 2.62m) (approx) UPVC double glazed window to side aspect, radiator, cupboard under stairs and arch to :

KITCHEN

14' 9" x 7' 5" (4.50m x 2.26m) (approx) Refitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap over, integrated oven, gas hob, microwave, plumbing for a dishwasher and washing machine, space for a fridge / freezer, wall mounted gas boiler and a radiator. UPVC double glazed window to rear aspect and door to garden.

LANDING

Airing cupboard and loft access.

BEDROOM 1

12' 0" x 8' 9" (3.66m x 2.67m) (approx) UPVC double glazed window to rear aspect, fitted wardrobe and a radiator.

BEDROOM 2

12' 0" x 8' 9" (3.66m x 2.67m) (approx) UPVC double glazed window to rear aspect, fitted wardrobe and a radiator.

BEDROOM 3

7' 7" x 6' 11" (2.31m x 2.11m) (approx) UPVC double glazed window to front aspect and a radiator.

SHOWER ROOM

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, bath, shower and radiator. UPVC double glazed window to rear.

OUTSIDE

The front of the property is gravelled providing of road parking. The rear of the property is enclosed by fencing, laid to lawn, paved patio area.

GARAGE

A single garage in block to the rear.

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.

