

**3 Bedroom(s), Semi-Detached House, Freehold**

**Manor Drive, Bennetthorpe.**



- 3D Virtual Tour Available
- Ground Floor W/C
- Detached Garage And Driveway Allowing For Ample parking
- Bathroom With Roll Top Bath And Double Shower

- Open Plan Kitchen And Dining Room
- Front And Rear Enclosed Gardens
- Lounge
- Three Bedrooms With A Loft Conversion

**£239,950**

**Reduced**

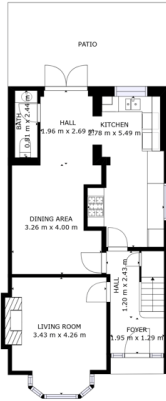
*Book your viewing today* Tel: 01302 247754

## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... This lovely spacious family home is situated on a popular street in Bennethorpe, benefitting from three bedrooms, a loft conversion, a modern kitchen, dining room, lounge and a fantastic location close to the city centre, Racecourse, Lakeside and much more, what's not to love. Book your appointment today!

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 26.14 m<sup>2</sup> FLOOR 2: 48.14 m<sup>2</sup>  
FLOOR 3: 21.14 m<sup>2</sup> EXCLUDED AREAS:  
PATIO: 18.14 m<sup>2</sup> REDUCED PENNSION RELEVANT: 14.14 m<sup>2</sup>  
TOTAL: 114.14 m<sup>2</sup>

FLOOR 1



## Entrance Hall



## Kitchen



## Dining Room



## Lounge

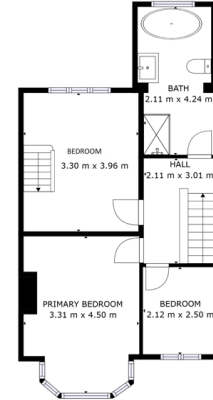


## Ground Floor W/C



## First Floor

## Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 2: 16 m<sup>2</sup> FLOOR 3: 49 m<sup>2</sup>  
 FLOOR 3: 9 m<sup>2</sup> EXCLUDED AREA:  
 PITD: 18 m<sup>2</sup> REDUCED HEADROOM BELOW 1.5m: 14 m<sup>2</sup>  
 TOTAL: 114 m<sup>2</sup>  
(SEEK ADDITIONAL DIMENSIONS AND MEASUREMENTS. ACTUAL MAY VARY.)



## Master Bedroom



## Second Bedroom





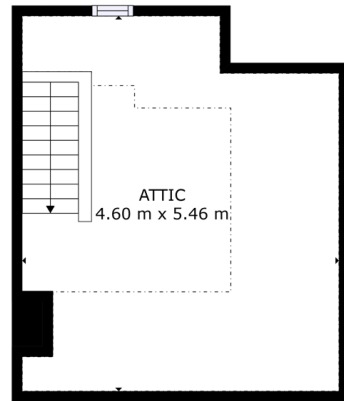
**Third Bedroom**



**Floor Plan**



**Bathroom**



GROSS INTERNAL AREA  
FLOOR 1: 58.00 SQ. METERS  
FLOOR 2: 49.00 SQ. METERS  
FLOOR 3: 14.00 SQ. METERS  
TOTAL: 121.00 SQ. METERS

FLOOR 3



**Loft Conversion**



**External**



**Second Floor**

## Front Aspect



## Rear Garden



Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date -

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date - 2023

Fires/Heaters - Wood burner

Permanent Loft Ladder - N/A

Loft Insulation - Yes

Loft Boarded out - N/A

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 