



100 Manor Drive, Gunthorpe PE4 7AT

£235,000



***** MODERN 3 BEDROOM CORNER HOME ***** " Located in the sought after suburb of Gunthorpe, this 3 bedroom semi detached home is turn key ready. Featuring a entrance hall, living room with French doors out onto the low maintenance rear garden, kitchen/diner, WC, 3 bedrooms with a Juliette balcony to bedroom one, family bathroom and a low maintenance rear garden. There is also a driveway to the side of the home. Viewings highly recommended. EPC Energy Rating - B/ Council Tax Band - C ".

ENTRANCE

Door to front, radiator and stairs to first floor.

KITCHEN / DINER

8' 6"(min) (2.59m) 14' 0" (max) x 16' 7" (4.27m x 5.05m) (approx) (Irregular Shape) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit, integrated oven, gas hob, plumbing for a washing machine, space for a dishwasher, space for a fridge and boiler enclosed in cupboard. Window to front, window to rear.

LOUNGE

10' 6" x 16' 0" (3.20m x 4.88m) (approx) French door to rear, window to front, window to rear and two radiators.

CLOAKROOM

3' 9" x 4' 0" (1.14m x 1.22m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator. Window to front.

FIRST FLOOR LANDING

Window to side and radiator.

BEDROOM 1

8' 4"(min) (2.54m) 13' 3"(max) x 16' 5" (max)(4.04m x 5.00m) (approx) Window to front, French doors to side and radiator.

BEDROOM 2

8' 1"(min) x 11' 2"(max) (2.46m x 3.40m) 12' 6"(to wardrobe max) x 9' 4" (2.84m) (to wardrobe min)(3.81m x 2.84m) (approx) Window to front, built in wardrobes and radiator.

BEDROOM 3

7' 5" x 7' 0" (2.26m x 2.13m) (approx) Window to rear and radiator.

BATHROOM

4' 2" (min) (1.27m) 5' 5"(max) x 8' 3" (1.65m x 2.51m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. Window to rear

OUTSIDE

The rear of the property has fencing, decking area, paved patio area and artificial lawn. There is two parking spaces to the side.

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.

AGENT NOTES

Please note we have been advised by the original builder (Keepmoat) that the management company for the area is First Port. The vendor has advised us that the service charge is £180.29 per year however this may vary.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

