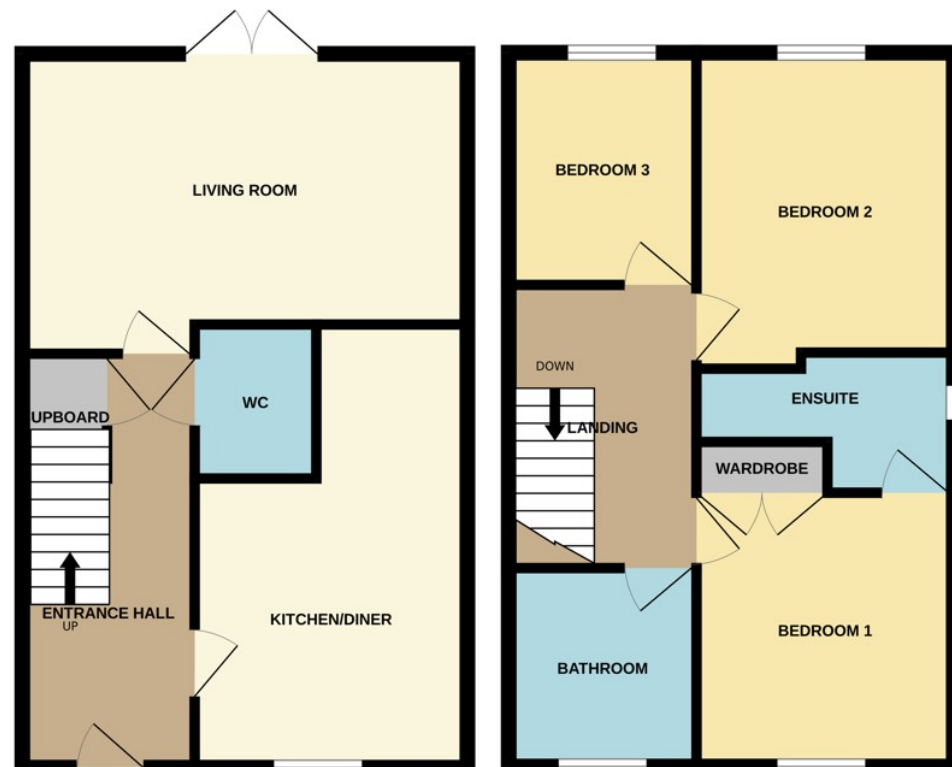




130 Manor Drive, Gunthorpe PE4 7AT

£264,000



***** 3 BEDROOM WITH GENERIOUS GARDEN ***** " With a surprisingly spacious rear garden, this impressive three bedroom home is located on the popular Manor Drive estate. Featuring an entrance hall, kitchen/diner, cloakroom, living room, 3 bedrooms with an en-suite to bedroom one, family bathroom and driveway. Viewings are highly recommended to appreciate the generous plot size and condition throughout. EPC Energy Rating - C/ Council Tax Band - C ".

ENTRANCE HALL

6' 6" x 15' 6" (1.98m x 4.72m) (approx)
Door to front, cupboard, radiator and stairs to first floor.

CLOAKROOM

4' 7" x 5' 9" (1.40m x 1.75m) (approx)
Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator.

KITCHEN / DINER

16 ' 8 (max) (5.08m) x 5' 0" (min) (1.52m) 10' 2"(max) (3.10m) (approx) (L- Shape) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap over, integrated oven, gas hob, integrated dishwasher and washing machine. Integrated fridge/ freezer and radiator. Window to front.

LIVING ROOM

10' 2"(min) (3.10m) 11' 4" (max) x 17' 1" (3.45m x 5.21m) (approx) French doors to rear and radiator.

FIRST FLOOR LANDING

Cupboard and radiator.

BEDROOM 1

9' 6" x 10' 0"(to wardrobe) (2.90m x 3.05m) (approx) Window to front, built in wardrobe and radiator.

EN- SUITE

3' 7"(min) (1.09m) 5' 6"(max) x 9' 4" (1.68m x 2.84m) (approx)(L - Shape) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail. Window to side.

BEDROOM 2

9' 6" x 11' 0" (min) (2.90m x 3.35m) 12' 2"(max) (3.71m)(approx) Window to rear and radiator.

BEDROOM 3

7' 1" x 8' 7" (2.16m x 2.62m) (approx) Window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising low level W/C, wash hand basin, bath. Window to front.

OUTSIDE

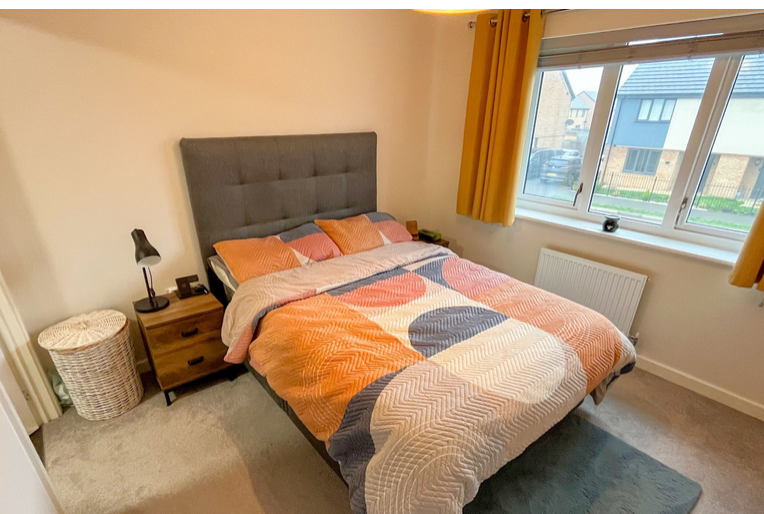
There is parking to the side of the house. The rear of the property has fencing laid to lawn, gravel and patio area.

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. Whilst no service charges are paid currently on this particular property, we are aware and are advising you that there will be charges on this property in the future, to fall in line with the rest of the development. We have been in contact with Firstport and Keepmoat and are not in receipt of how much these charges will be.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	73	
(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		