



130 Manor Drive, Gunthorpe PE4 7AT

£270,000



\*\*\* GUIDE PRICE £270,000 - £280,000 \*\*\* " 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	83