



135, MANOR DRIVE, GUNTHORPE, PETERBOROUGH. PE4 7AR

£220,000



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ABOUT THE PROPERTY

This immaculately presented two-bedroom end-terraced property on the sought-after Manor Drive offers modern living at its finest, making it ideal for first-time buyers, couples, or small families looking for a stylish, low-maintenance home in Peterborough.

As you enter the property, you're greeted by a spacious entrance hall that flows into the beautifully modern and well-equipped kitchen.

Bathed in natural light, the kitchen boasts a contemporary design, with sleek cabinetry, modern appliances, and plenty of counter space—perfect for home cooks and entertainers alike.

From the kitchen, the large lounge at the back of the house offers a warm and inviting space for relaxation.

The lounge features French doors that open directly onto the rear garden, bringing the outside in and making it an ideal spot for indoor-outdoor living during the warmer months.

Also on the ground floor, you'll find a generous W/C, adding practicality and convenience to the downstairs layout.

Upstairs, the landing leads to two spacious and light-filled bedrooms. The front bedroom features a large window, offering plenty of natural light, and includes a handy storage cupboard above the stairs.

The master bedroom, located at the rear of the property, enjoys views of the garden, offering a peaceful retreat after a long day. The modern family bathroom is finished to a high standard, featuring a bath with overhead shower, stylish tiling, and contemporary fittings.

Outside, the property continues to impress. The low-maintenance rear garden is beautifully maintained and includes gated access to the designated parking spaces at the rear, as well as a side gate for easy bin access.

The front garden is also low-maintenance, with a neat metal railing fence adding to the curb appeal.

Located in a popular residential area, this property is close to local amenities, schools, and excellent transport links, making it a perfect home for modern living.

EPC Rating: B (82)



| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 97 |
| (81-91) B | 82 | |
| (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 | |

GROUND FLOOR

ENTRANCE HALL

1.135m x 0.991m (3' 9" x 3' 3")

W/C

1.565m x 0.901m (5' 2" x 2' 11")

KITCHEN

LOUNGE

4.019m x 4.056m (13' 2" x 13' 4")

FIRST FLOOR

LANDING

1.417m x 1.979m (4' 8" x 6' 6")

FAMILY BATHROOM

2.005m x 1.952m (6' 7" x 6' 5")

BEDROOM TWO

4.023m x 2.575m (13' 2" x 8' 5")

MASTER BEDROOM

4.022m x 3.030m (13' 2" x 9' 11")

REAR GARDEN

ENCLSOED BY FENCING.
SMALL PATIO AREA
GRASS TO MAIN
GATE TO ALLOCATED PARKING
SIDE GATE FOR BIN ACCESS

FRONT GARDEN

METAL RAILING FENCE
SMALL SLAB AREA AND BORDER