



22 Manor Road, Folksworth, Peterborough, PE7 3SU

 **NEWTON FALLOWELL**



## Key Features

- Extended semi detached
- Three well balanced bedrooms
- Stunning field views to rear
- Ample off road parking
- Single garage
- Two spacious reception rooms
- Kitchen with a wealth of units
- Three piece shower room and downstairs cloakroom
- EPC Rating C
- Freehold

£300,000 – Offers In Excess Of





This extended three-bedroom semi-detached residence is strategically positioned in a prime location within the highly sought-after village of Folksworth. Characterized by its captivating features, including exposed brickwork and wooden beams, this charming property encompasses two spacious reception rooms, a well-appointed kitchen with an abundance of storage units, a convenient downstairs cloakroom, a sunroom, three meticulously designed bedrooms, a shower room, ensuite to bedroom one, a single garage with utility space, extensive off-road parking facilities, a generous rear garden, and picturesque field views to the rear.

Spanning two levels, the property's entry is through a welcoming entrance hall, leading to a seamless flow downstairs that interconnects the living room, kitchen, utility room, and cloakroom. The living room, marked by its spaciousness and a central feature fireplace, opens into the kitchen breakfast room and sunroom, providing an inviting and cohesive living space. The kitchen, adorned with a variety of units, offers delightful views of the garden. The dining room, with its versatility, boasts a charming bay window and a feature fireplace. Additional features on the ground floor include a partially converted garage and a utility room.

Ascending to the first floor via the staircase in the entrance hall, the landing connects two well-proportioned double bedrooms, an additional single bedroom, and a three-piece family shower room. Bedroom one also benefits from its own two piece ensuite with corner bath.

Externally, the property showcases a substantial gravel driveway at the front, ensuring ample off-road parking and access to the single garage with an up-and-over door. Gated access on the side leads to the mature rear garden, characterized by a patio seating area and a well-maintained lawn surrounded by an array of trees and shrubbery.

Entrance hall 2.94m x 2.71m (9'7" x 8'11")



Cloakroom 1.66m x 0.77m (5'5" x 2'6")

Living room 4.95m x 3.79m (16'2" x 12'5")

Dining room 3.97m x 3.66m (13'0" x 12'0")

Kitchen breakfast room 6.41m x 2.31m (21'0" x 7'7")

Sunroom 2.82m x 1.87m (9'4" x 6'1")

Utility 2.71m x 2.65m (8'11" x 8'8")

Garage 2.71m x 3.58m (8'11" x 11'8")

Landing 2.45m x 1.82m (8'0" x 6'0")

Bedroom one 3.46m x 3.35m (11'5" x 11'0")

Ensuite 2.67m x 2.01m (8'10" x 6'7")

Bedroom two 4.64m x 2.34m (15'2" x 7'8")

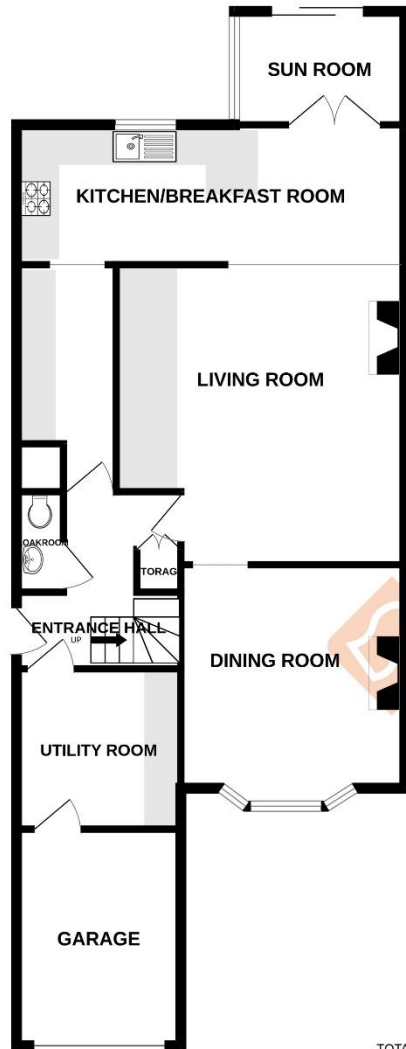
Bedroom three 2.69m x 2.22m (8'10" x 7'4")

Shower room 2.93m x 1.58m (9'7" x 5'2")





GROUND FLOOR  
928 sq.ft. (86.2 sq.m.) approx.

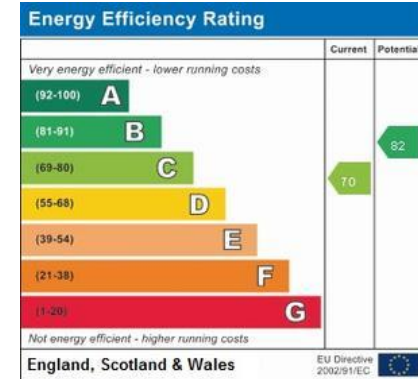


1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1419 sq.ft. (131.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**COUNCIL TAX INFORMATION:**

Local Authority: Huntingdon District Council  
Council Tax Band: B

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.