



59 Manor Road, Stilton
£350,000

 **Oliver James**
Property Sales & Lettings



59 Manor Road

Stilton, Peterborough

A stylishly presented and upgraded detached home with a sociable extended kitchen / diner to the rear, single garaging and sunny west facing garden.

Council Tax band: C

Tenure: Freehold

- Beautifully presented, detached, three bedroom home.
- The Gross Internal Floor Area is approximately 947 sq.ft / 88 sq.metres.
- The Total Plot Size is 0.07 acres.
- A contemporary, sociable, open plan kitchen / dining room leading into the garden.
- Driveway parking for numerous vehicles.
- Functional separate utility room and downstairs WC.
- Quaint, picturesque, village location with lovely local amenities, pubs and restaurants.
- Single garage with internal access, power & lighting.
- Modern, contemporary styling and features throughout.
- EPC: C.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
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