



**Manor Road, Stilton Peterborough PE7 3XA**



**welcome to**

**Manor Road, Stilton Peterborough**

A very well presented, much improved home which is set in a pleasant position in this sought after Village. This home offers a bright & airy mix of accommodation with a generous kitchen diner to the rear, along with the benefit of a utility & downstairs wc and must be viewed to appreciate.



### **Lounge**

13' x 14' 8" ( 3.96m x 4.47m )

Window to the front, radiator, laminate flooring, understairs cupboard.

### **Kitchen Diner**

18' 7" x 14' 3" extending to 16' 3" ( 5.66m x 4.34m extending to 4.95m )

Window to the rear & french doors & window to the side., Vertical radiator. Central island housing induction hob with extractor, sink drainer set into quartz work surface with range of matching work surfaces along with cupboards below, LED kickboard lighting & range of wall mounted storage cupboards. Fitted oven, dishwasher & fridge freezer space.

### **Utility**

5' x 3' 11" ( 1.52m x 1.19m )

Window to the rear, sink drainer set into work surface, plumbing for washing machine.

### **Downstairs Wc**

Frosted window to the rear, close coupled wc, hand wash basin, radiator.

### **First Floor Landing**

Access to the loft, airing cupboard housing gas combination boiler.

### **Bedroom 1**

11' 6" x 8' 10" ( 3.51m x 2.69m )

Window to the rear, radiator.

### **Bedroom 2**

8' 11" x 9' 7" ( 2.72m x 2.92m )

Window to the front, radiator, built in wardrobe, laminate flooring.

### **Bedroom 3**

8' 9" x 6' 10" ( 2.67m x 2.08m )

Window to the rear, radiator.

### **Bathroom**

Frosted window to the front, radiator / towel rail, panel bath with shower & screen, hand wash basin set into vanity, radiator.

### **Outside The Property**

The frontage is laid to gravel, behind a hedged boundary, to provide parking for several vehicles. There is a single garage with up & over door and the rear garden offers a paved patio area with outside tap and is laid mainly to lawn.



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## Manor Road, Stilton Peterborough

- entrance hall, lounge
- kitchen diner, utility room,
- downstairs wc,
- three bedrooms
- gardens, driveway., garage

Tenure: Freehold EPC Rating: C

offers in excess of

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YXZ108438 - 0003

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