



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

**welcome to**

## **Manor Road, Stilton Peterborough**

A well proportioned family home which is offered for sale with no onward chain & set in a pleasant position in this sought after Village. This home offers benefits to include a conservatory with "warm roof", garage, driveway & scope for extension to the side (subject to consents) and could make an ideal family home which must be viewed to fully appreciate. Stilton is a historic village set along the course of the old Great North Road and offers local amenities to include; well regarded Public Houses, Hotel & Restaurants, Schooling & leisure amenities. The village offers excellent road links to the A1M and A14 with mainline rail links to London Kings Cross from nearby Peterborough or Huntingdon.





**Ground Floor**



**First Floor**

### Entrance Hall

### Lounge

12' 7" max x 13' 10" ( 3.84m max x 4.22m )

### Dining Room

9' 10" x 8' ( 3.00m x 2.44m )

### Conservatory

8' 9" x 8' 2" ( 2.67m x 2.49m )

### Kitchen

10' x 8' 8" ( 3.05m x 2.64m )

### First Floor Landing

### Bedroom 1

12' 5" x 9' 10" ( 3.78m x 3.00m )

### Bedroom 2

10' 3" x 10' plus doorway ( 3.12m x 3.05m plus doorway )

### Bedroom 3

7' 10" x 6' 8" max ( 2.39m x 2.03m max )

### Shower Room

### Outside The Property

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Manor Road, Stilton Peterborough**

- entrance hall
- lounge, dining room
- kitchen, conservatory
- three bedrooms, shower room
- front, rear & side gardens
- garage & driveway
- no onward chain

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers in excess of

**£270,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YXZ109142](http://williamhbrown.co.uk/Property/YXZ109142)



Property Ref:  
YXZ109142 - 0007

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