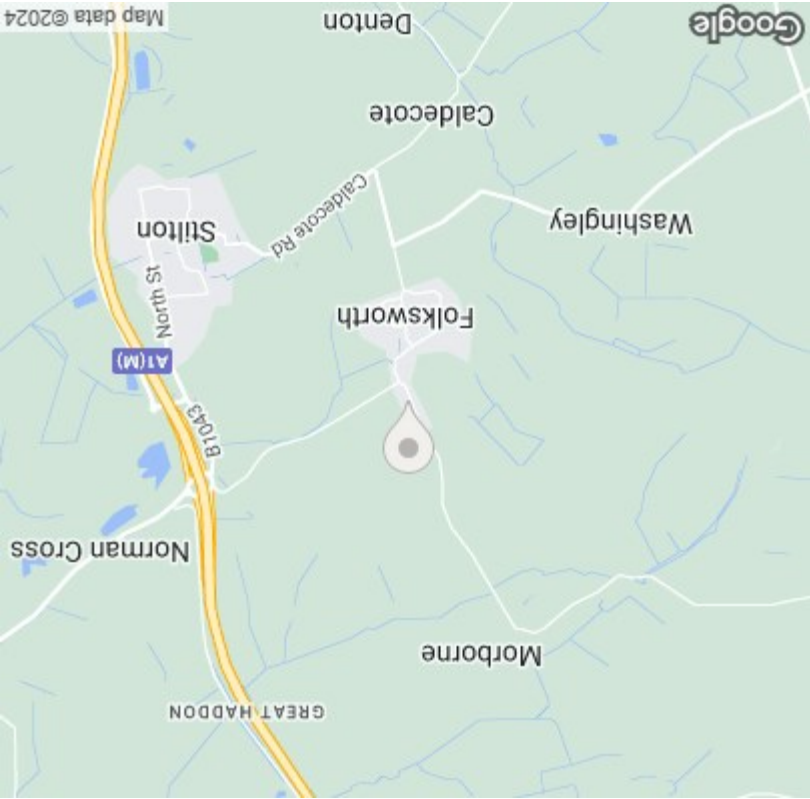


Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

England & Wales	
Energy Rating	Approximate annual energy costs
A	£121 - £147
B	£148 - £173
C	£174 - £200
D	£201 - £239
E	£240 - £295
F	£296 - £354
G	£355 - £454

Energy Efficiency Graph



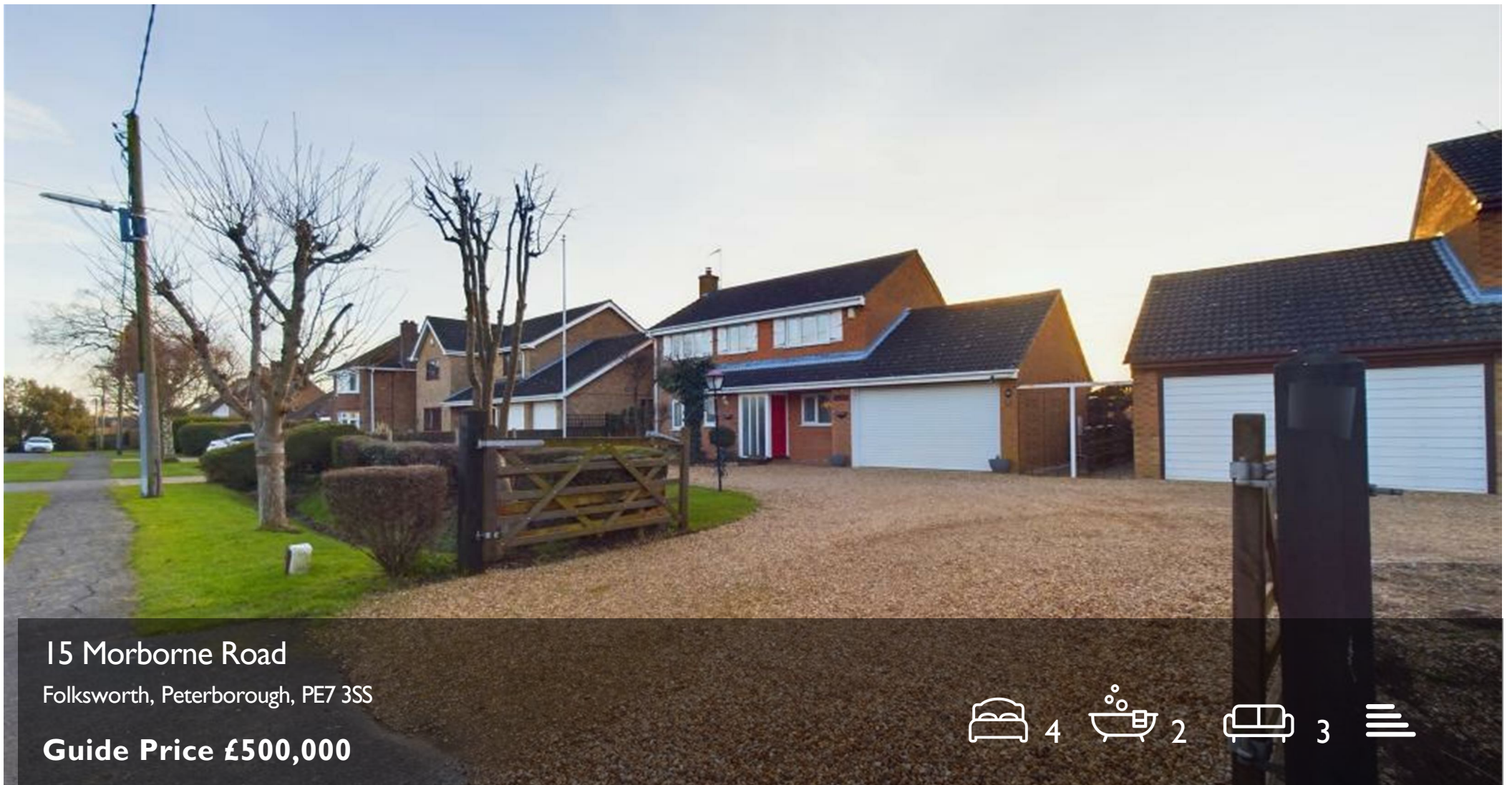
Area Map



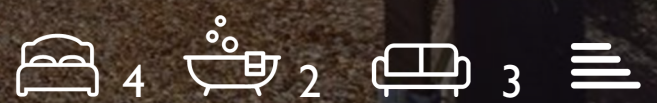
Floor Plan

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



15 Morborne Road
 Folksworth, Peterborough, PE7 3SS
Guide Price £500,000



15 Morborne Road

Folksworth, Peterborough, PE7 3SS

*** Offered to the market with No Forward Chain with a GUIDE PRICE of £500,000-£525,000! ***

City and County are delighted to market this unique four bedroomed detached family home, located in a desirable area in Folksworth. Offering easy access to local amenities, transport links and local schooling. The property has huge potential to add your own stamp and customise to your own preferences. Due to the property being situated on a large plot there is great potential to extend subject to planning permission to the side or rear. It is rare you will find a home with the size, field views and potential that this has for the price!

Experience affordable luxe living in this 148 square metre, two-storey home. Strategic in layout and roomy by design, the home effortlessly accommodates a modern family with its four well-appointed bedrooms and number of bathrooms. The main level boasts a featured large entrance hall that pours in natural lighting. There is a useful downstairs two-piece cloakroom available. Furthermore, a cosy living room graced by a functional fireplace with sliding doors into the garden, a separate dining room and a well-equipped kitchen/dining room, fitted with a matching range of base and eye level units, worktops over, sink and integrated appliances. There is a separate utility room with space for a washing machine and a tumble dryer. Ascend the staircase to the upper living quarters to find the family bathroom comprising a bath with shower over, a WC and a sink, then four separate bedrooms with built in wardrobes and the master bedroom boasting a three-piece en-suite. Outside offers a large enclosed rear garden which is mainly laid to lawn, patio area, sheds and gated side access to the front. There is a large integral double garage and parking for several vehicles to the front. Please call the office to arrange your viewing today and see our virtual tour.

Entrance Hall
8'7" x 15'3"

Living Room
11'5" x 21'5"



Dining Room
8'11" x 11'3"

Office
5'4" x 9'7"

Kitchen
19'11" x 9'8"

Utility Room
7'1" x 7'3"

WC
4'11" x 2'7"

Landing
10'7" x 5'5"

Master Bedroom
10'6" x 12'2"

En-Suite
2'11" x 7'4"

Bedroom Two
11'6" x 8'9"

Bathroom
7'3" x 6'5"

Bedroom Three
11'5" x 8'6"

Bedroom Four
7'9" x 9'1"

Garage
14'10" x 17'3"

EPC - D
65/79

Tenure - Freehold

**DRAFT DETAILS AWAITING
VENDOR APPROVAL**

