

for sale

offers over **£360,000**



## Elm Road Folksworth Peterborough PE7 3SX

Located in Folksworth, this detached house is an ideal family home offering spacious living. The ground floor offers a lounge, kitchen, dining room, study, utility room and a conservatory, whilst upstairs there are four bedrooms and a family bathroom. Call 01733 229483 to arrange your viewing!



# Elm Road Folksworth Peterborough PE7 3SX

## Entrance Porch

Fitted cupboard and tiled flooring. Door leading to the dining room.

## Cloakroom

Half tiled with a wc and sink. Plumbing for a washing machine. Frosted window to the side, tiled flooring and smooth ceiling.

## Study

7' 10" x 7' 10" ( 2.39m x 2.39m )

With a window to the front, radiator, smooth ceiling and carpet.

## Lounge

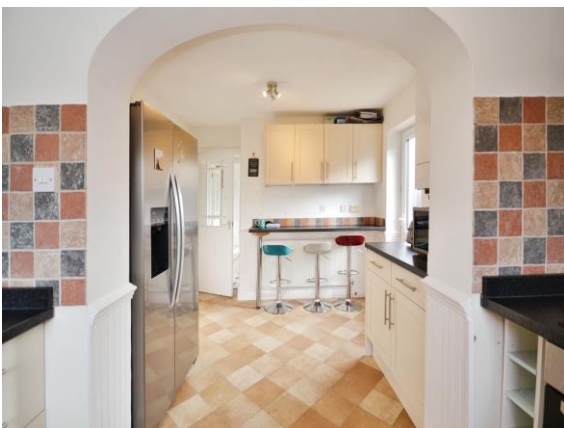
15' 2" x 11' 7" ( 4.62m x 3.53m )

With radiator, smooth ceiling with spotlights and carpet. Sliding doors leading to the conservatory.

## Dining Room

13' 2" x 9' 9" ( 4.01m x 2.97m )

With French doors to the side, radiator, textured ceiling and tiled flooring. Stairs leading to the first floor.





## Kitchen

15' 4" x 9' 7" ( 4.67m x 2.92m )

With a range of matching wall and base units with worktop and tiled splashback, 1.5 sink and drainer with mixer tap, integrated oven and induction hob with extractor hood over. Space for dishwasher. Radiator, textured ceiling and vinyl flooring. Window to the rear and door to the side.

## Utility Room

7' 8" x 7' 6" ( 2.34m x 2.29m )

With tiled flooring, smooth ceiling and door leading to the garage.

## Conservatory

11' 10" x 9' 9" ( 3.61m x 2.97m )

Half brick with laminate flooring. Door to the side leading to the rear garden, door leading to the utility room and sliding doors leading to the lounge.

## First Floor Landing

With an airing cupboard and loft access (partially boarded). Doors leading to bedrooms one, two, three and four and the bathroom.

## Bedroom One

13' 1" x 10' 1" ( 3.99m x 3.07m )

With a fitted cupboard, window to the front, radiator, textured ceiling and carpet.

## Bedroom Two

12' 8" x 10' ( 3.86m x 3.05m )

With a window to the rear, radiator, smooth ceiling and carpet.

## Bedroom Three

9' 1" x 7' ( 2.77m x 2.13m )

With a fitted cupboard, window to the front, radiator, textured ceiling and carpet.

## Bedroom Four

8' 8" plus recess x 6' 9" ( 2.64m plus recess x 2.06m )

With a window to the rear, radiator, textured ceiling and carpet.

## Bathroom

Fully tiled with a wc, sink and bath with shower over. Radiator, window to the side and carpet.

## External

The enclosed rear garden is laid to lawn and patio with gated side access. The garage has power and lighting with a driveway to the side of the house.





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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Property Ref: HAH304805 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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