



## The Manor, Gunthorpe

£395,000

VIEWING IS ESSENTIAL TO FULLY APPRECIATE • STUNNING RIVER VIEWS • EXTENSIVE RANGE OF OUTBUILDINGS • FAMILY BATHROOM & EN-SUITE TO THE SECOND BEDROOM • 4 BEDROOMS WITH A MASTER LOUNGE AREA • 5 RECEPTION ROOMS • NO UPWARD CHAIN • AN IMPRESSIVE DETACHED FAMILY HOME

No upward chain. Spacious 4-bed detached home with 5 reception rooms, outbuildings, double garage, private astro-turfed garden, and extensive parking. Viewing highly recommended.

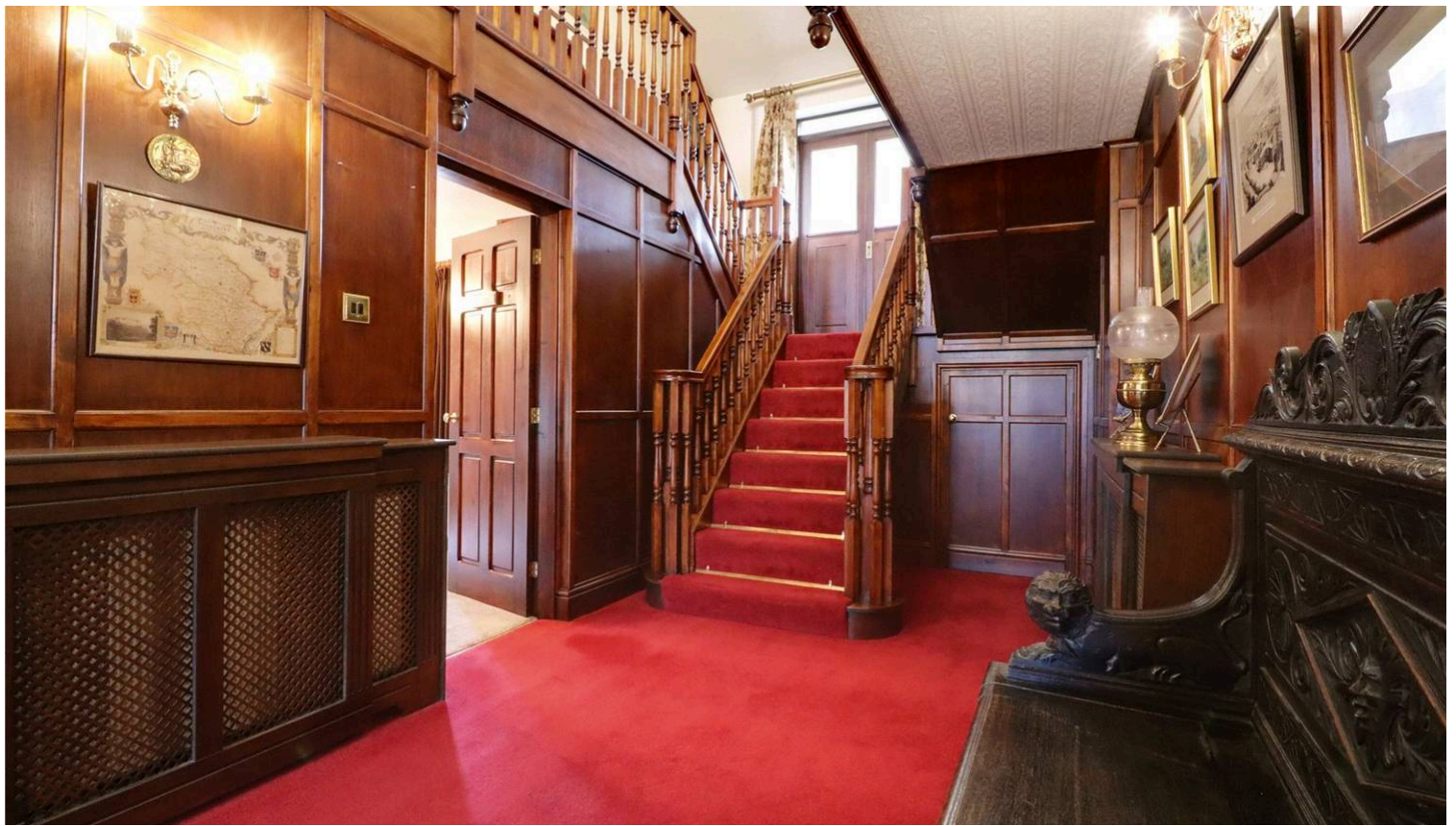
Council Tax band: E

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- VIEWING IS ESSENTIAL TO FULLY APPRECIATE
- STUNNING RIVER VIEWS
- EXTENSIVE RANGE OF OUTBUILDINGS
- FAMILY BATHROOM & EN-SUITE TO THE SECOND BEDROOM
- 4 BEDROOMS WITH A MASTER LOUNGE AREA
- 5 RECEPTION ROOMS
- NO UPWARD CHAIN
- AN IMPRESSIVE DETACHED FAMILY HOME





### Impressive Reception Central Hallway

36' 1" x 8' 2" (11.00m x 2.48m)

With a front panelled and glazed entrance door with patterned glazing and matching top light, panelled walls, t-shaped staircase leads to the first floor accommodation with open spell balustrading and matching twin newel post with understairs storage, wall mounted thermostat for the central heating, four double wall light points and doors to;

### Fine Main Living Room

14' 2" x 20' 4" (4.31m x 6.20m)

Enjoying a dual aspect with front projecting hardwood double glazed bay window, side hardwood double glazed window, handsome marble fire surround with projecting matching hearth with an inset cast iron grate, exposed floorboards, detailed wall to ceiling coving and five double wall light points.



### Study

14' 3" x 8' 0" (4.35m x 2.43m)

With a rear hardwood double glazed window, fitted desk unit with surrounding shelving.

### Inner Hallway

Has built-in storage cupboard, personal door to the garage and leads to;

### Ground Floor Shower Room

6' 6" x 5' 11" (1.97m x 1.80m)

Twin front hardwood double glazed windows with patterned glazing, suite comprising a low flush WC, wall mounted wash hand basin, walk-in shower with electric shower and tiled walls and tiled effect flooring.



### **Dining room**

13' 6" x 13' 9" (4.12m x 4.18m)

Projecting hardwood double glazed bay window, exposed floorboards, handsome marble fireplace with inset cast iron grate, detailed wall to ceiling coving and four double wall light points.

### **Breakfast Room**

17' 4" x 10' 2" (5.29m x 3.11m)

With a rear hardwood double glazed window, internal panelled and glazed entrance door leading to a shallow rear porch with twin Gothic style doors leading to the garden, slate effect tiled flooring, part panelling to walls, handsome cast iron fireplace with storage and display cabinet to either side, four double wall light points and doors through to;

### **Kitchen**

9' 0" x 17' 3" (2.75m x 5.27m)

Rear hardwood double glazed window. The kitchen enjoys a range of bespoke fitted shaker style furniture with a complementary patterned worktop with tiled splash backs incorporating a one and a half bowl stainless steel sink unit with drainer to the side and block mixer tap, built in four ring electric induction hob with extractor, eye level oven, microwave and warming drawer, slate style flooring and inset ceiling spotlights.

### **Half Landing**

Has twin French doors leading to;

### **Garden Room**

10' 1" x 11' 2" (3.08m x 3.40m)

With surrounding hardwood double glazed window enjoying garden river views and inset ceiling spotlights.

### **Landing**

11' 8" x 28' 10" (3.56m x 8.78m)

With front hardwood double glazed window, half panelling to walls, continuation of open spell balustrading creating a gallery and doors to;

### **Master Bedroom Lounge Area**

13' 11" x 12' 1" (4.25m x 3.68m)

With a rear hardwood double glazed window, mahogany feature fireplace with central electric fire and doors through to;

### **Master Dressing Room**

With rear hardwood double glazed window, built-in storage cupboard and doors through to;

### **Master Bedroom 1**

17' 0" x 16' 11" (5.19m x 5.15m)

With three rear hardwood double glazed windows enjoying river views and bespoke fitted display shelving with central fireplace.

### **Front Double Bedroom 2**

13' 11" x 12' 6" (4.25m x 3.81m)

With front hardwood double glazed window, an extensive range of fitted bedroom furniture, inset ceiling spotlights and an archway leading to;

### **En-Suite Shower Room**

5' 11" x 12' 0" (1.81m x 3.67m)

Having a three piece suite in white comprising a low flush WC, pedestal wash hand basin, double shower cubicle with electric shower and glazed screen, tiled flooring, fully tiled walls with large towel rail with large modern radiator and fitted storage cupboard.

### **Front Double Bedroom 3**

12' 10" x 13' 11" (3.91m x 4.25m)

Front hardwood double glazed window and an extensive range of fitted bedroom furniture.



#### **Rear Bedroom 4**

8' 0" x 11' 1" (2.45m x 3.37m)

With rear hardwood double glazed window and a fully fitted bank of fitted wardrobes to one wall with sliding mirrored fronts.

#### **Family Bathroom**

11' 2" x 6' 11" (3.40m x 2.11m)

With side hardwood double glazed window with patterned glazing, a shell style 3 piece suite comprising a low flush WC, pedestal wash hand basin, panelled bath with mains shower over and glazed screen, slate effect flooring, PVC panelling to walls, built-in airing cupboard and ceiling spotlights.

#### **Garage**

17' 1" x 32' 10" (5.20m x 10.00m)

The property enjoys the benefit of a substantial garage enjoying a remote operated double width fibre glass entrance door, personal door leads through to the main accommodation, inspection pit, loft access providing storage, internal power and lighting and doors through to;

#### **Workshop**

13' 1" x 14' 6" (4.00m x 4.41m)

With a large side door to the garden, side windows, stainless steel sink internal power and lighting and fitted pine furniture housing the Worcester oil fired central heating boiler with electric immersion.

#### **Second Garage**

9' 6" x 28' 10" (2.90m x 8.80m)

With electric front, side personal door, windows, internal power and lighting and pitched roof providing storage.

#### **Outbuildings**

Other outbuildings consists of timber store sheds and a large store room beneath the garden room.



