



**Washingley Road, Folksworth Peterborough PE7 3SY**

welcome to

## Washingley Road, Folksworth Peterborough

A very well presented, much improved home which is set in a pleasant non estate location in this popular Village. This home offers deceptively spacious accommodation along with a good blend of Character accommodation & modern living. Benefits include air conditioning to lounge & master bedroom along with garage & driveway for several vehicles, making this home a must to view. Folksworth is a small, tranquil Village set just off the A1M and offers local amenities to comprise: well regarded schooling and a popular Public House / Restaurant. Further amenities are available at nearby Yaxley & Stilton and main line rail links to London Kings Cross are available from nearby Peterborough or Huntingdon.



**Entrance Hall**

Double glazed window to the rear, radiator, stairs to first floor, cloak cupboard housing, gas central heating boiler.

**Lounge Diner**

15' 1" x 18' 2" ( 4.60m x 5.54m )

Double glazed window to the front & french doors to the rear, two radiators, log burner set into exposed brick fireplace.

**Kitchen Breakfast Room**

18' 3" x 9' 9" ( 5.56m x 2.97m )

French doors to the front & double glazed window & door to the rear. Sink recessed into quartz work surface, further matching work surfaces with cupboards & drawers below with range of wall mounted storage cupboards. Fitted gas hob & electric double oven along with fitted microwave, integrated dishwasher and then through to conservatory.

**Conservatory**

11' 5" x 6' 10" ( 3.48m x 2.08m )

Radiator, laminate flooring & doors to the garden.

**Downstairs Wc**

Frosted double glazed window to the rear, low level wc, hand wash basin set into vanity unit, tiled flooring, vertical radiator.

**First Floor Landing**

Double glazed window to the rear, eaves storage cupboard.

**Bedroom 1**

12' 11" x 12' 5" ( 3.94m x 3.78m )

Double glazed windows to the front & rear, eaves storage cupboard, radiator, exposed beams.

**Bedroom 2**

12' 6" x 7' 7" inc wardrobe ( 3.81m x 2.31m inc wardrobe )

Double glazed window to the front, radiator, fitted wardrobe.

**Bedroom 3**

9' 3" max x 6' 9" max ( 2.82m max x 2.06m max )

Double glazed window to the front, radiator, exposed beams.

**Family Bathroom**

Fitted to comprise: high flush wc, roll top bath with shower mixer tap, cast style radiator with towel rail, shower cubicle, tiled flooring.

**Outside The Property**

The garden to the front is laid to lawn & the driveway is to the rear with a sliding gate. The driveway provides parking for several vehicles and leads to the garage which has power connected and EV charger. The garden offers pleasant paved seating areas and is laid to lawn, enclosed by fencing.



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## Washingley Road, Folkestone Peterborough

- entrance hall, lounge diner
- kitchen breakfast room
- conservatory, downstairs wc
- three bedrooms, bathroom
- gardens, garage & driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

**£325,000**



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