



**Hawthorn Road, Folksworth Peterborough PE7 3SF**

**welcome to**

## **Hawthorn Road, Folksworth Peterborough**

A well proportioned chalet style property which is set in a pleasant cul de sac location in this well regarded Village. This property is offered for sale with no onward chain and could make an ideal home for the family. Folksworth is set a few minutes drive from the A1M and approximately 6 miles south of Peterborough offers the peace & tranquility of a rural Village along with good road transport links. main line rail links can be found at Peterborough & Huntingdon. Local amenities include a primary school, Church & village recreation fields along with various other community activities in the Village Hall.





### **Entrance Hall**

Stairs to first floor with understairs storage cupboard, radiator.

### **Lounge Diner**

25' 3" x 12' narrowing to 8' 11" ( 7.70m x 3.66m narrowing to 2.72m )

Window to the front & doors to the rear, two radiators, wooden parquet flooring to dining area.

### **Kitchen**

11' x 9' 5" ( 3.35m x 2.87m )

Window to the rear & door to the side. Sink drainer set into work surface, further work surfaces with cupboards below & range of wall mounted storage cupboards. Cooker point, fridge freezer space, plumbing for washing machine.

### **Conservatory**

18' 6" x 7' 4" ( 5.64m x 2.24m )

Radiator, power points.

### **Side Lobby**

Doors to the front & rear.

### **First Floor Landing**

Window to the side, access to the loft which we are informed is part boarded & with a loft ladder.

### **Bedroom 1**

12' x 11' 5" max ( 3.66m x 3.48m max )

Window to the front radiator, built in storage cupboard & airing cupboard.

### **Bedroom 2**

10' 10" x 11' 5" max ( 3.30m x 3.48m max )

Window to the rear, radiator, built in wardrobes.

### **Bedroom 3**

8' 10" x 5' 10" extending to 7' 3" ( 2.69m x 1.78m extending to 2.21m )

Window to the front, radiator, gas central heating boiler.

### **Bathroom**

Frosted window to the rear, concealed cistern wc, hand wash basin set into vanity unit, shower, radiator / towel rail.

### **Outside The Property**

The front garden is laid to lawn with a block paved driveway leading to the garage which has an electric roller door with power & lighting.

The rear garden offers a paved patio and is laid largely to lawn.

To the front, this home enjoys views access to open fields.



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## **Hawthorn Road, Folksworth Peterborough**

- entrance hall, lounge diner
- conservatory, kitchen
- three bedrooms, bathroom
- 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

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Property Ref:  
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