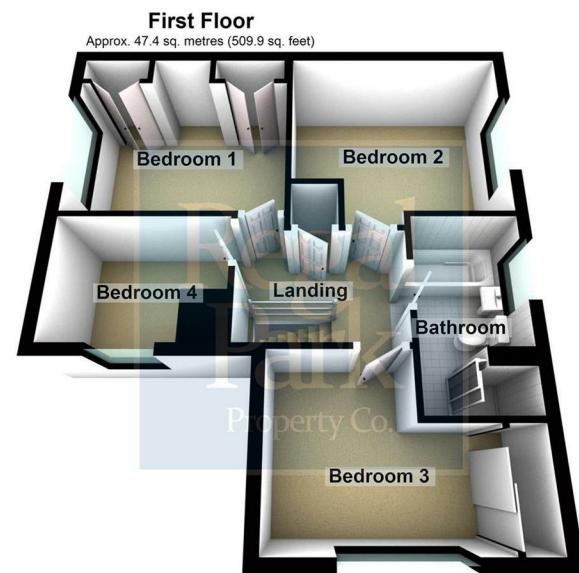


Total area: approx. 110.9 sq. metres (1194.1 sq. feet)



Manor Road, Stilton, Peterborough, PE7 3XA

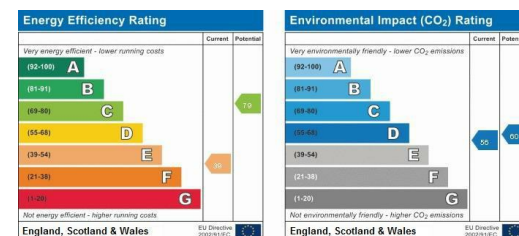
POPULAR VILLAGE LOCATION* *4 BEDROOMS
 Regal Park are pleased to offer this 4 Bedroom Detached Family Home in the popular Village location of Stilton. Stilton is situated within easy access to A1. The property comprises of: Lobby, Entrance Hall, Cloakroom, Reception Room, Kitchen, Lounge/Dining Room, Conservatory. The first floor has the Master Bedroom with built in wardrobes, 3 further Bedrooms and a Four Piece Bathroom.

Air Source Heat Pump* *New Radiators* *Solar Panels
 There is a Driveway to the side providing off road parking, leading to a Single Garage and enclosed rear garden. Viewings Highly Recommended.

Council Tax Band C *according to Huntingdonshire District Council website

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, floor plans 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. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.



**Offers in excess of £325,000
 Freehold**



Lobby

Two uPVC obscure double glazed windows, tiled flooring, door to:

Entrance Hall

Radiator, solid wood flooring, telephone point, stairs, door to:

Cloakroom

UPVC obscure double glazed window, fitted with a two piece suite comprising of a wash hand basin and low-level WC, tiled splashbacks, tiled flooring.

Reception Room

8'1" x 11'3" max (2.46m x 3.43m max)

UPVC double glazed window, radiator, solid wood flooring, under-stairs storage cupboard, open plan to Lounge, open to:

Kitchen

7'11" x 12'7" (2.41m x 3.83m)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, fitted eye level electric oven with built-in four ring ceramic hob with extractor hood over, uPVC double glazed window, double radiator, laminate flooring, uPVC double glazed obscure door to garden.

Lounge/Dining Room

10'8" x 23'5" (3.25m x 7.14m)

UPVC double glazed window, coal effect electric fireplace with surround, two double radiators, solid wood flooring, telephone point, TV point, open to:

Conservatory

8'112 x 17'7" max irregular shape (2.44m x 5.36m max irregular shape)

Brick and uPVC double glazed construction with uPVC double glazed windows and glass roof, wall mounted electric heater, laminate flooring, uPVC double glazed double doors to garden, single door to garden.

Landing

Fitted carpet, storage cupboard, door to:

Bedroom 1

7'9" x 11'7" max (2.36m x 3.53m max)

UPVC double glazed window, fitted bedroom suite with a range of wardrobes with overhead storage and drawers, radiator, fitted carpet.

Bedroom 2

9'11" x 11'4" (3.02m x 3.45m)

UPVC double glazed window, radiator, fitted carpet.

Bedroom 3

10'9" x 8'0" max (3.28m x 2.44m max)

UPVC double glazed window, radiator, fitted carpet, built-in double wardrobe(s) with sliding doors.

Bedroom 4

6'11" x 8'11" max (2.11m x 2.72m max)

UPVC double glazed window to front, radiator, carpet.

Bathroom

Fitted with a four piece suite comprising of a deep panelled bath, wash hand basin, recessed tiled walk in shower area with fitted electric shower over and low-level WC, tiled surround, uPVC obscure double glazed window, heated towel rail, tiled flooring.

Outside

The front has a lawn area with mature flowers and trees and pathway to the front door.

There is a Driveway providing off road parking to the side of the property, leading to a Single Garage with rear personnel door.

The rear garden has a paved patio area, timber decking area, lawn area, outside tap, outside lighting, outside power socket, water butt, gated side access.

Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.

