



Elm Road, Folksworth, Peterborough  
**£340,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Detached Family Home
- No Upward Chain
- Village Location
- Four Bedrooms
- Three Reception Rooms

Great Detached Family Home located in the village of Folksworth , in brief the accommodation comprises of, Entrance Porch, Dining Room with stairs to the first floor landing and French doors giving access to the side garden area, door to the Inner Hallway with doors to the Two Piece Downstairs Cloakroom, Kitchen/Breakfast Room which has a range of base and eye level units, cupboards and drawers, worktop space, single drainer sink unit, built-in electric oven and hob, space for fridge/freezer, matching fitted breakfast bar, door to the side giving access to the side garden area, Lounge has a door to the Study and double glazed sliding doors to the Conservatory with Pvcu double glazed windows, door opening to the rear garden and a door to the converted garage which has been separated into two Storage Rooms, the second storage room has wooden



double doors to the Driveway which provides Off Road Parking, the Rear Garden is enclosed and laid mainly to lawn .

Entrance Porch - 5'4" x 4'5"

Dining Room - 13'2"max x 9'8"max (including stairs)

Inner Hallway - 3'1" x 2'7"

Downstairs Cloakroom - 6'1" x 4'3"

Loinge - 15'3"max x 11'6"max

Study - 7'9" x 7'8"

Conservatory - 11'9" x 9'8"

Kitchen/Breakfast Room - 15'3"max x 9'7"max

First Floor Landing - 5'9"max x 5'8"max (including stairs)

Bedroom 1 - 12'7" x 10'

Bedroom 2 - 13'1"max x 10'1"max

Bedroom 3 - 9'1"max x 7'5"max

Bedroom 4 - 8'7" x 6'8" (excluding recess)

Family Bathroom:





**Ground Floor**



**First Floor**

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)

Converted From Garage:

Storage Room 1 - 7'6" x 7'5"

Storage Room 2 - 8'5" x 7'8"

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:  
**01733 245400**



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