



11 Fletcher Way, Gunthorpe PE4 7AL

£280,000



*** MODERN THREE STOREY FAMILY HOME *** "Offers are invited in excess of £280,000 for this four bedroom home in the popular location of Gunthorpe. The property benefits of a single garage and car parking space to the rear, a good sized open plan kitchen/diner/cosy area, a separate lounge, a utility and an ensuite of the main bedroom. Viewings are highly recommended, be sure to call us to book your slot. Once it's sold, it's sold! EPC Energy Rating - B".

ENTRANCE HALL

Door to front aspect, storage cupboard, radiator and stairs to first floor.

KITCHEN / DINER

30' 0" x 9' 8" (9.14m x 2.95m) (max) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap over, integrated oven, four ring gas hob with extractor fan over, integrated dishwasher, space for a fridge / freezer and two radiators. UPVC double glazed windows to front aspect, French doors to rear aspect and two UPVC double glazed windows to rear aspect, UPVC double glazed window to side aspect.

CLOAKROOM

Fitted with a two piece suite comprising low level W/C, pedestal wash hand basin with mixer tap over, tiled splash back, radiator and space for a tumbler dryer.

UTILITY ROOM

6' 4" x 6' 3" (1.93m x 1.91m) (approx) Fitted with a range of base units with work surfaces over, stainless steel sink with mixer tap over, plumbing for a washing machine and radiator. UPVC double glazed patio doors to rear aspect.

1ST FLOOR LANDING

Storage cupboard and radiator.

LOUNGE

16' 4" x 11' 5" (4.98m x 3.48m) (max) (approx) Juliet Balcony to front aspect, UPVC double glazed window to front aspect and two radiators.

BEDROOM 1

12' 6" x 9' 8" (3.81m x 2.95m) (approx) UPVC double glazed window to rear aspect, built in wardrobe and radiator.

ENSUITE

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin with mixer tap over, shower cubicle, partly tiled walls and radiator.

2ND FLOOR LANDING

Loft access, airing cupboard and storage cupboard.

BEDROOM 2

12' 6" x 9' 7" (3.81m x 2.92m) (approx) UPVC double glazed window to rear aspect and radiator.

BEDROOM 3

11' 5" x 9' 11" (3.48m x 3.02m) (approx) UPVC double glazed window to front aspect and radiator.

BEDROOM 4

7' 9" x 7' 0" (2.36m x 2.13m) (approx) UPVC double glazed window to front aspect and radiator.

BATHROOM

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin with mixer tap over, bath with shower over, partly tiled walls and radiator. UPVC double glazed window to rear aspect.

OUTSIDE

The front of the property is mainly laid to lawn. The rear of the property is enclosed by fencing and laid to lawn.

GARAGE

A single garage and allocated parking space.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

AGENT NOTES

There is a service charge on the property with First Port which is £103.46 per year. The property also has solar panels which are leased with A Shade Greener, further details are on file.




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(56 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
81	82	

England, Wales & N.Ireland EU Directive 2002/91/EC

Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.