

12 Manor Farm Lane, Castor

Peterborough PE5 7BW

**£415,000**



*Sought After Village*

*Downstairs WC*

*4 Double Bedrooms*

*Breakfast Kitchen With Breakfast Bar*

*20' Lounge With Woodburner*

*4 Piece Bathroom*

*Utility / Shower Room*

*Separate Dining Room*

*Backs onto The Green*





**12 Manor Farm Lane  
Castor  
Peterborough  
PE5 7BW**

**GENERAL DESCRIPTION:** Backing onto the village green and featuring a historic stone boundary wall this detached house offers far more space internally than the external appearance might suggest. Inside the house is light and airy with a breakfast kitchen having a breakfast area with separate breakfast bar overlooking the garden.

In addition there is a lovely lounge with limestone fireplace and woodburner, and a utility room with shower.

Upstairs there are 4 double bedrooms and a large family bathroom. Set in the heart of the village, properties such as this rarely become available, and viewing is recommended.





**ENTRANCE HALL** With entrance door and glazed sidescreen, stairs to first floor with shelved understairs storecupboard, radiator.

**CLOAKS / WC** With low level WC, vanity wash hand basin with cupboards under, uPVC double glazed window, radiator, ceramic tiled floor.

**BREAKFAST KITCHEN** 17' 0" x 8' 3" (5.18m x 2.51m) With 1½ bowl polycarbonate sink unit, range of base units with worksurfaces above, eye level cupboards, oil fired central heating boiler, built in glass hob with oven under and extractor hood above, ceramic tiled floor, uPVC double glazed door to the garden, 2 uPVC double glazed windows.

**SHOWER / UTILITY ROOM** 15' 2" x 5' 4" (4.63m x 1.63m) With tiled shower cubicle having fitted shower, single drainer stainless steel sink unit with cupboard under, plumbing for a washing machine, uPVC double glazed window, uPVC double glazed door to the garden, radiator, sun pipe, ceramic tiled floor.

**LOUNGE** 20' 1" x 11' 8" (6.11m x 3.56m) With beautiful limestone fireplace having fitted woodburner, TV point, 2 radiators, double glazed door to the garden, wall lights.

**DINING ROOM** 11' 0" x 10' 6" (3.35m x 3.2m) With feature uPVC double glazed bay window, radiator, Built in storecupboard.

**FIRST FLOOR LANDING** With airing cupboard having built in hot water cylinder, access to loft space.,

**BEDROOM 1** 11' 9" x 11' 4" (3.59m x 3.46m) With range of built in wardrobes the length of 1 wall, radiator, uPVC double glazed window.

**BEDROOM 2** 11' 5" x 10' 6" (3.48m x 3.20m) With radiator, uPVC double glazed window.

**BEDROOM 3** 11' 8" x 8' 4" (3.56m x 2.54m) With radiator, twin aspect uPVC double glazed windows.

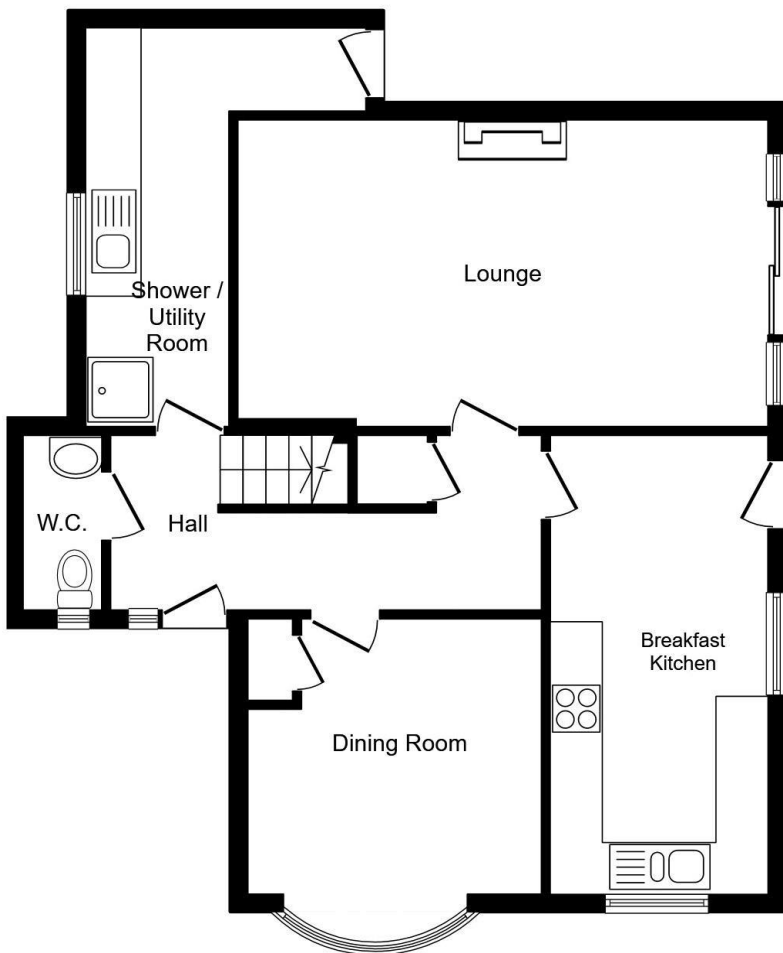
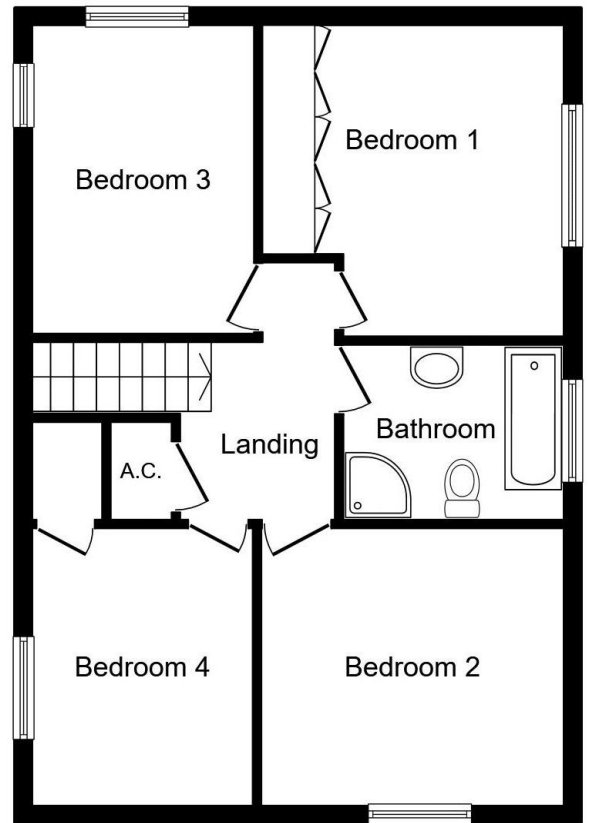
**BEDROOM 4** 10' 6" x 8' 4" (3.2m x 2.55m) With radiator, built in wardrobe cupboard, uPVC double glazed window.

**BATHROOM** With low level WC, vanity wash hand basin with cupboards under, panelled bath, separate shower cubicle with fitted Mira shower, ceramic tiled floor, heated towel rail, uPVC double glazed window.

**FRONT GARDEN** Set behind a curved brick boundary wall, this is mainly laid to gravel and provides off road car parking for a number of vehicles and access to the:

**GARAGE** With up and over door, light & power.

**REAR GARDEN** This is a pleasant feature with stone boundary wall to one side and the remainder enclosed by panelled fencing. There is a paved patio area, lawn and borders.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

**General Information:** Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is Freehold

Council Tax: Band D