



**FITZJOHN**  
SALES & LETTINGS

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## 90 Elm Road Folksworth Peterborough PE7 3SX

£350,000



Located in the popular Village of Folksworth is this link detached home with stunning open field views to the rear. Accommodation comprises three reception rooms, downstairs cloakroom, modern kitchen, three bedrooms, master bedroom with views and en suite. The garden to the rear offers open views and is an ideal space for entertaining. Off road parking is available at the front of the property. The property benefits from an electric charger and solar panels \*\*\* AN EARLY VIEWING IS HIGHLY RECOMMENDED \*\*\*



Entrance Hall Radiator, wooden laminate flooring, stairs to first floor, door to:

Play Room 4.78m (15'8") x 2.34m (7'8") Window to front, radiator, wooden laminate flooring with sunken ceiling spotlights, loft hatch, double door to rear garden.

Kitchen/Dining Room 4.70m (15'5") x 2.64m (8'8") Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, built-in fridge, freezer and dishwasher, built-in fan assisted double oven, built-in four ring electric hob with extractor hood over, window to front, radiator, tiled flooring with sunken ceiling spotlight, door to:

Cloakroom Window to side, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, radiator.

Lounge/Dining Room 5.69m (18'8") x 3.41m (11'2") max Window to rear, radiator, wooden flooring with sunken ceiling spotlights, open plan to:

Family Room 4.98m (16'4") x 3.81m (12'6") Window to rear, radiator, wooden laminate flooring, TV point with sunken spotlight, double door to rear garden.

First Floor Landing Doors to:

Family Bathroom Fitted with three piece suite with comprising, panelled bath with shower over, vanity wash hand basin and close coupled WC, tiled surround, heated towel rail, window to side, tiled flooring with sunken ceiling spotlight.

Master Bedroom 7.69m (25'3") x 3.01m (9'10") Velux skylight, radiator, fitted carpet, Juliet balcony with UPVC double doors. Wardrobe.

En-suite Fitted with three piece suite with comprising, wash hand basin, double shower cubicle and low-level WC, tiled surround, heated towel rail, velux window skylight, radiator, tiled flooring.

Bedroom 2 3.11m (10'2") x 2.90m (9'6") Two windows to front, two radiators, fitted carpet, coving to ceiling.

Bedroom 3 3.25m (10'8") x 2.77m (9'1") Window to rear, radiator, fitted carpet.

Outside:  
Backing onto fields and open countryside, enclosed by wooden panelled fence, paved sun patio with seating area, mainly laid to lawn, garden tap, outside lighting. Off road parking to the front.

\*\*\* If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property \*\*\*

## Area Map



## Floor Plans



## Energy Efficiency Graph

