



22 Hillside Gardens, Wittering, Stamford, PE8 6DX

 **NEWTON FALLOWELL**



3 2 1

## Key Features

- Modern Townhouse with NO CHAIN
- Three Generous Bedrooms
- Main Bedroom with Ensuite & Dressing Area
- Living Room Opening on to Garden
- Modern Kitchen with some Appliances
- Popular Village Location
- Close to Open Green Space
- Driveway & Single Garage
- EPC Rating C
- Freehold

Guide Price £240,000 - £250,000





\*\*\*GUIDE PRICE £240,000 - £250,000\*\*\*

Set in the delightful village of Wittering, offering easy access to amenities, Schools and open green space is this well presented THREE BEDROOM modern townhouse offering a private garden, two car driveway and a single garage. CHAIN FREE PROPERTY

The property is situated in a popular small modern development on the edge of the village. There is an open green space and children's play park only a short walk away, as well as a convenience store and Schooling. On entering the home you'll be greeted by the hallway with the stairs to the first & second floors, a useful ground floor WC and doors to the breakfast kitchen and living room. To these areas, there has been a practical wood grain effect Kardean flooring laid. The kitchen has been fitted with a range of units to both wall and base level with an integrated electric oven, gas 4 ring hob and an extractor. There are freestanding appliances including a washing machine and fridge freezer which are available by separate negotiation. The living room offers a spacious area with glazed double doors leading out to the rear garden. To the first floor there are two bedrooms, one a substantial double and the 3 piece family bathroom. The main bedroom occupies the upper floor which hosts a dressing area with fitted wardrobes, a 3 piece ensuite shower room and pleasant views to the rear.

Outside the property there is a low maintenance frontage with inset shrubs and flowers, whilst the rear garden is mainly laid to lawn, has a patio seating area and to the lower garden a planted area with inset shrubs. The garden is fully enclosed by timber panelled fencing and has gated pedestrian access to the side of the block. To one side of the property is a block of three garages, of which, the middle garage is owned by the property and has parking for 2 cars to the driveway in front.

Entrance hall 4.85m x 1.97m (15'11" x 6'6")

WC 1.44m x 0.84m (4'8" x 2'10")

Kitchen breakfast room 4.92m x 1.87m (16'1" x 6'1")

Living room 4.48m x 3.93m (14'8" x 12'11")

Landing 5.56m x 1.94m (18'2" x 6'5")

Bedroom two 3.92m x 3.77m (12'11" x 12'5")

Bedroom three 3.39m x 1.90m (11'1" x 6'2")

Bathroom 2.06m x 1.90m (6'10" x 6'2")

Second floor landing 1.20m x 1.01m (3'11" x 3'4")

Bedroom one 3.93m x 3.62m (12'11" x 11'11")

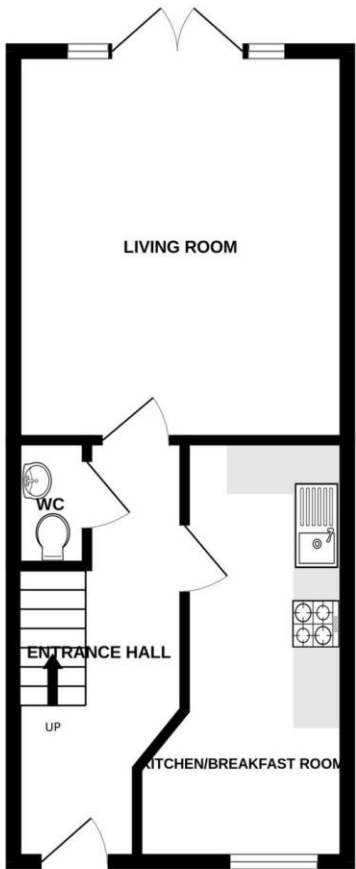
Dressing room 2.22m x 1.74m (7'4" x 5'8")

Ensuite 2.57m x 2.26m (8'5" x 7'5")

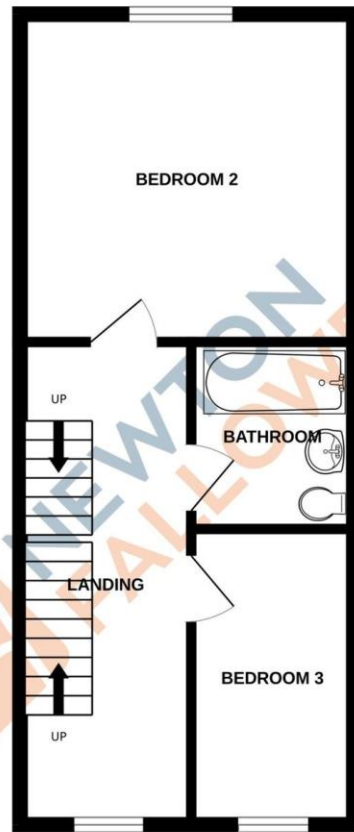
Agent Note

Awaiting Probate to be granted.

GROUND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



2ND FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**COUNCIL TAX INFORMATION:**

Local Authority: Peterborough City Council  
Council Tax Band:

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.