



60 Coniston Road, Gunthorpe, Peterborough, PE4 7UL

 **NEWTON FALLOWELL**

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Key Features

- Detached Chalet Home
- THREE DOUBLE BEDROOMS
- Spacious Lounge to Front
- Modern Kitchen Diner to Rear
- Upstairs Bathroom & WC
- GARAGE & DRIVEWAY TO REAR
- SOUTHERLY-FACING REAR GARDEN
- EPC Rating TBC
- Freehold

Offers in excess of £320,000





A detached chalet home benefiting from THREE DOUBLE BEDROOMS, as well as a GARAGE & DRIVEWAY to the rear, situated within a popular position within Gunthorpe. The accommodation comprises of an entrance hall, spacious lounge, modern kitchen diner, one downstairs double bedroom with two further double bedrooms located upstairs, alongside family bathroom & WC. Outside there is a garage and driveway accessible from the rear, with gardens to both and rear, the latter of which is private and enclosed.

Upon entering the home via the side aspect, the entrance hall provides access into the spacious lounge, which stretches across the width of the front of the home. To the rear, the entrance hall also houses access onto the modern kitchen diner and bedroom three, which hosts potential to be used as a downstairs bedroom or second reception room. The kitchen offers an array of work surface and cupboard storage, space to dine, integrated oven and fridge freezer, space for freestanding appliances, as well as doors leading out onto the rear garden. Upstairs the first floor landing separates two further double bedrooms, both of which host built-in storage, as well as the family bathroom and WC.

Outside there are gardens to both front and rear, with the front garden offering lawn and the rear garden being fully enclosed, private and benefiting from patio seating and lawn. Accessible from the side aspect, there is also driveway parking leading to the garage, which offers a personnel door from the rear garden.

Entrance Hall

Lounge 21'0" x 12'0" (6.4m x 3.7m)

Kitchen Diner 12'0" x 11'6" (3.7m x 3.5m)

Bedroom Three 9'6" x 10'0" (2.9m x 3m)

Landing

Bedroom One 12'0" x 11'0" (3.7m x 3.4m)

Bedroom Two 12'0" x 10'6" (3.7m x 3.2m)

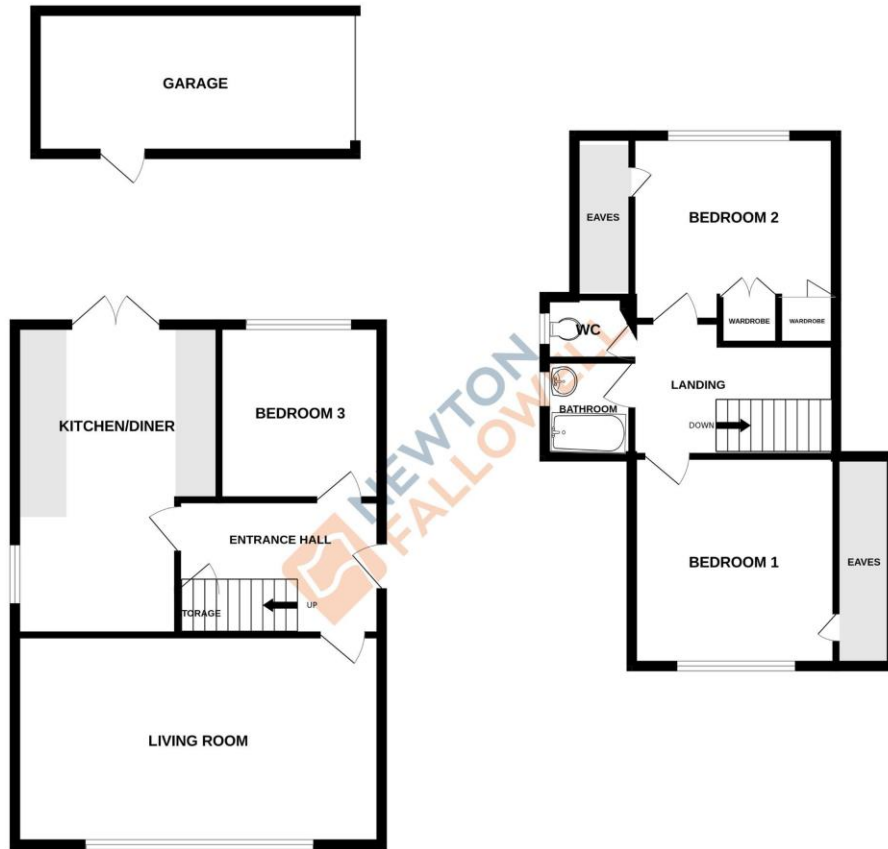
Family Bathroom 5'0" x 5'6" (1.5m x 1.7m)

WC

Garage 8'6" x 18'0" (2.6m x 5.5m)

GROUND FLOOR
759 sq.ft. (70.6 sq.m.) approx.

1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 1219 sq.ft. (113.3 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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COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: C

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.