



Temple Grange, Werrington, Peterborough, PE45DN

 **NEWTON FALLOWELL**

4 2 1

## Key Features

- FOUR BEDROOMS
- DETACHED FAMILY HOME
- Open plan kitchen/diner
- En-suite to Main bedroom
- Private rear garden
- Garage and Parking
- Close to local amenities
- EPC Rating TBC
- Freehold

**Guide price £385,000 - £400,000**





\*\*\* GUIDE PRICE - £385,000 - £400,000 \*\*\*

Upon entering the home via the entrance hall there are doors to both the kitchen/Diner and lounge and the WC, with lounge being reception room to rear of this family home with patio doors into the private rear garden, the kitchen/diner which boasts intergrated fridge/freezer, washing machine and dishwasher. An inner hallway provides stairs rising to the first floor, as well as doors to a useful downstairs WC. The first floor landing separates four well-balanced double bedrooms, with bedroom one boasting a replaced en-suite shower room. An additional family bathroom is situated from the landing.

Outside the property is tucked away in a sought-after cul-de-sac position, with driveway and a garage. Side gated access leads to the rear garden, which is extremely private and low maintenance.

Entrance Hall

Lounge 4.6m x 3.7m (15ft x 12ft)

Kitchen/diner 2.7m x 7.8m (9ft x 25.5ft)

Wc 0.8m x 1.8m (2.5ft x 6ft)

Landing

Bedroom One 3.8m x 4.6m (12.5ft x 15ft)

En-suite 2.7m x 1.5m (9ft x 5ft)

Bedroom Two 3.8m x 2.4m (12.5ft x 8ft)

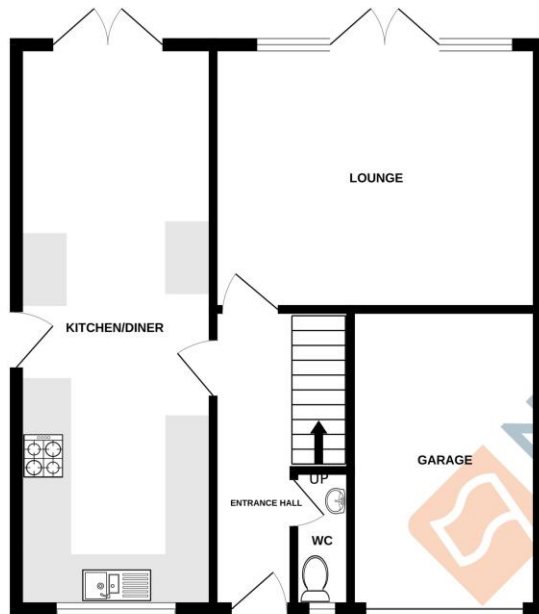
Bedroom Three 3.5m x 2.4m (11.5ft x 8ft)

Bedroom Four 3.5m x 2.3m (11.5ft x 7.5ft)

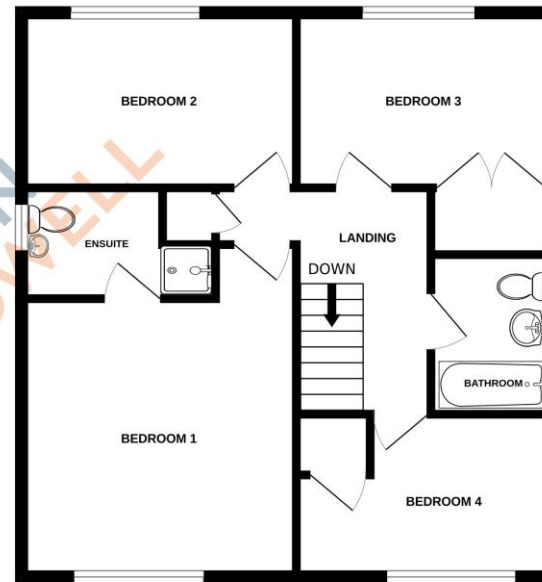
Bathroom 1.7m x 2.1m (5.5ft x 7ft)

Garage 2.7m x 4.1m (9ft x 13.5ft)

GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.0 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: D

**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.