



Sapperton, Werrington, Peterborough, PE4 5BS

 **NEWTON FALLOWELL**





## Key Features

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- Open Plan Dining/Living Area
- En-Suite to Main Bedroom
- Modern Family Bathroom
- Single Garage and Off Road Parking
- EPC Rating TBC
- Freehold

**Guide price £330,000-£350,000**





A must be viewed DETACHED FAMILY HOME in good decorative order, in brief the accommodation comprises entrance hall with stairs to the first floor and doors to the two piece downstairs WC, dining room which then leads you into the lounge with Pvcu double glazed French Doors giving access into the rear garden, kitchen which is fitted with a range of base and eye level units, worktop space, and Pvcu double glazed French doors to the side giving access to the rear garden. The first floor GALLERY LANDING has doors to the main bedroom with its three-piece en-suite, three further bedrooms and to the extremely well presented fitted three-piece family bathroom. Outside frontage block-paved giving off road parking which leads to the garage. Rear enclosed good sized garden is laid mainly to lawn has a paved patio seating area perfect for relaxing with friend and family. Call the office today to book in your viewing!

Entrance Hall

Wc

Lounge 18'0" x 11'0" (5.5m x 3.4m)

Dining Room 11'0" x 9'0" (3.4m x 2.7m)

Kitchen 11'0" x 9'0" (3.4m x 2.7m)

Landing

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

En-suite

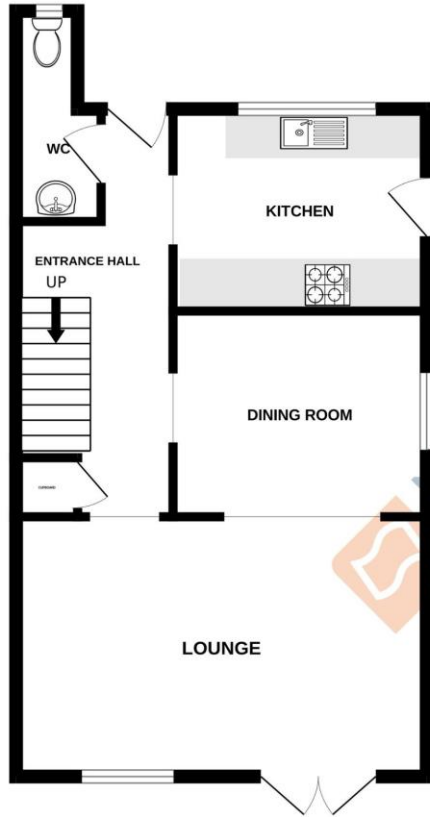
Bedroom Two 11'0" x 11'0" (3.4m x 3.4m)

Bedroom Three 7'6" x 8'0" (2.3m x 2.4m)

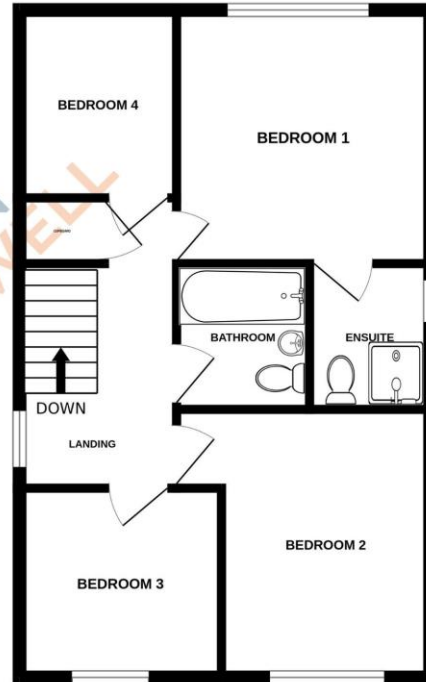
Bedroom Four 6'0" x 8'0" (1.8m x 2.4m)

Bathroom 6'6" x 6'0" (2m x 1.8m)

GROUND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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.  
Made with Metroplan ©2024

**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.