



Meggan Gate, Longthorpe, Peterborough, PE3 6ST

 **NEWTON FALLOWELL**

4 2 3

Key Features

- NO ONWARD CHAIN!
- FOUR BEDROOMS
- Breakfast Kitchen & Utility Room
- Lounge, Dining Room & Study
- En-Suite, Bathroom & Downstairs WC
- DOUBLE GARAGE & EXTENSIVE DRIVEWAY
- SOUTH-FACING REAR GARDEN
- EPC Rating C
- Freehold

£475,000





Situated within a popular cul-de-sac position within the desirable area of Longthorpe, this detached family home is being sold with NO ONWARD CHAIN and boasts a SOUTH-FACING GARDEN to the rear. The extensive accommodation comprises of a spacious entrance hall, THREE RECEPTION ROOMS in the form of the lounge, dining room and study, breakfast kitchen, utility room, downstairs WC, with the first floor landing separating FOUR BEDROOMS and family bathroom, with an en-suite servicing the main bedroom. Outside there is driveway parking for multiple vehicles, double garage and a south-facing garden to the rear.

Upon entering the home, the entrance porch leads into the spacious entrance hall, which separates the majority of the ground floor accommodation inclusive of the useful downstairs WC. The three reception rooms offer space for living, dining and working, with the lounge benefiting from doors onto the rear garden. The breakfast kitchen also hosts space for dining, alongside work surface and cupboard storage, freestanding appliance spaces and an external door to the side aspect, with a further door leading onto the utility room. Upstairs the spacious landing separates the four bedrooms, with the main bedroom benefiting from the use of an en-suite, whilst the family bathroom services the remaining bedrooms.

Outside there is an abundance of parking on the driveway which leads to the double garage, with a front garden and side gated access leading to the rear. The rear garden is south-facing and boasts patio seating and lawn.



Entrance Hall

Lounge 12'6" x 21'6" (3.8m x 6.6m)

Dining Room 10'6" x 11'6" (3.2m x 3.5m)

Kitchen 13'6" x 11'6" (4.1m x 3.5m)

Study 11'0" x 8'6" (3.4m x 2.6m)

Utility Room 5'6" x 9'6" (1.7m x 2.9m)

Wc 3'0" x 8'0" (0.9m x 2.4m)

Landing

Bedroom One 16'0" x 12'0" (4.9m x 3.7m)

En-suite 9'0" x 5'0" (2.7m x 1.5m)

Bedroom Two 11'6" x 12'0" (3.5m x 3.7m)

Bedroom Three 8'0" x 9'6" (2.4m x 2.9m)

Bedroom Four 7'0" x 12'0" (2.1m x 3.7m)

Bathroom

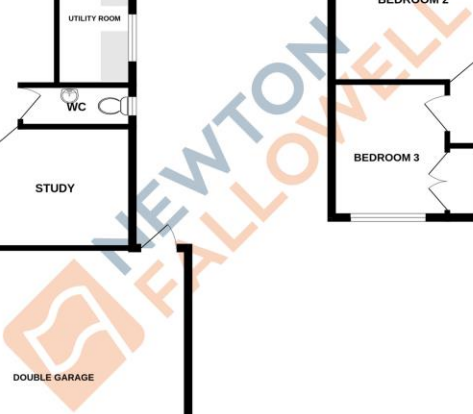
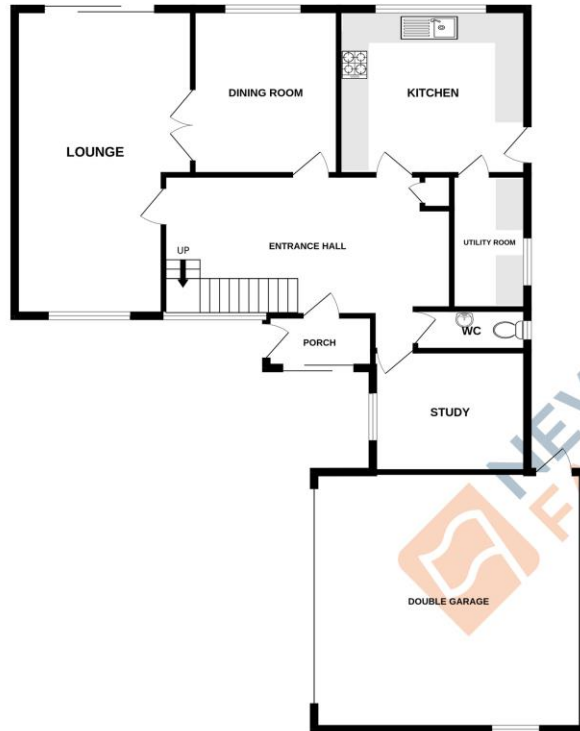
Double Garage





GROUND FLOOR
1259 sq.ft. (116.9 sq.m.) approx.

1ST FLOOR
766 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 2024 sq.ft. (188.1 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: F

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.