



Fieldfare Drive, Stanground, Peterborough, PE2 8SR

 **NEWTON FALLOWELL**



4 2 4

## Key Features

- FOUR BEDROOMS
- DETACHED FAMILY HOUSE
- FOUR RECEPTION ROOMS
- En-suite and family bathroom
- Double garage & off road parking
- Close to local amenities
- Close to primary and secondary education
- EPC Rating C
- Freehold

**OIEO £375,000**







The immaculate accommodation comprises of an entrance hall, FOUR RECEPTION ROOMS to include a lounge, dining room, conservatory and study, stunning kitchen/diner, downstairs WC, with FOUR BEDROOMS found upstairs alongside an en-suite shower room and impressive three-piece family bathroom. Outside there is a DOUBLE GARAGE and driveway parking for multiple vehicles, with a PRIVATE SOUTHWEST-FACING GARDEN found to the rear.

Upon entering the home, the entrance hall separates the majority of the ground floor accommodation including a useful downstairs WC. The lounge can be accessed from the entrance hall, the kitchen/diner hosts an array of work surface and cupboard storage, breakfast bar seating area with space for a six seated table behind the breakfast bar, with doors leading you to the conservatory which has access to the private rear garden. Leading you on the third reception room from the kitchen and into the dining room which then has the fourth reception room of study leading from this room. Upstairs the first floor landing separates four well-balanced bedrooms, the main bedroom benefiting from an en-suite shower room. An additional family bathroom services the remainder of the bedrooms and boasts an impressive three-piece suite.

Outside there is parking for multiple vehicles on the driveway leading to the double garage, which also offers a personnel door to the rear accessible from the garden. The rear garden is private, southwest-facing and low maintenance, offering patio seating, as well as further garden space to the side aspect.







Entrance Hall

WC 3'0" x 6'0" (0.9m x 1.8m)

Lounge 11'0" x 19'0" (3.4m x 5.8m)

Kitchen/Diner 18'0" x 14'0" (5.5m x 4.3m)

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

Study 7'6" x 6'0" (2.3m x 1.8m)

Conservatory 11'0" x 10'0" (3.4m x 3m)

Landing

Bedroom One 10'0" x 13'0" (3m x 4m)

En-suite 6'0" x 5'0" (1.8m x 1.5m)

Bedroom Two 20'0" x 11'0" (6.1m x 3.4m)

Bedroom Three 18'0" x 7'0" (5.5m x 2.1m)

Bedroom Four 8'6" x 10'0" (2.6m x 3m)

Bathroom 6'0" x 7'0" (1.8m x 2.1m)

Double Garage 17'0" x 17'0" (5.2m x 5.2m)



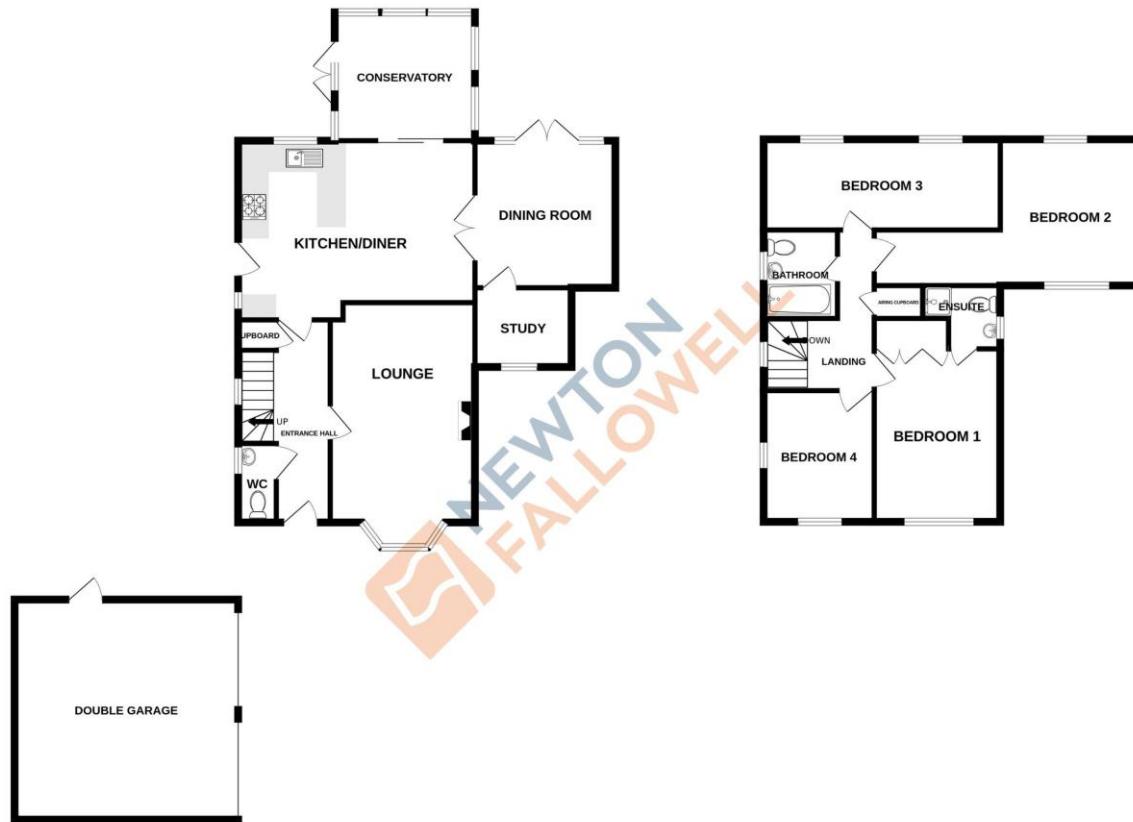






GROUND FLOOR  
1075 sq.ft. (99.9 sq.m.) approx.

1ST FLOOR  
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1714 sq.ft. (159.3 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.