



Pilgrim Grove, Gunthorpe, Peterborough, PE4 7FB

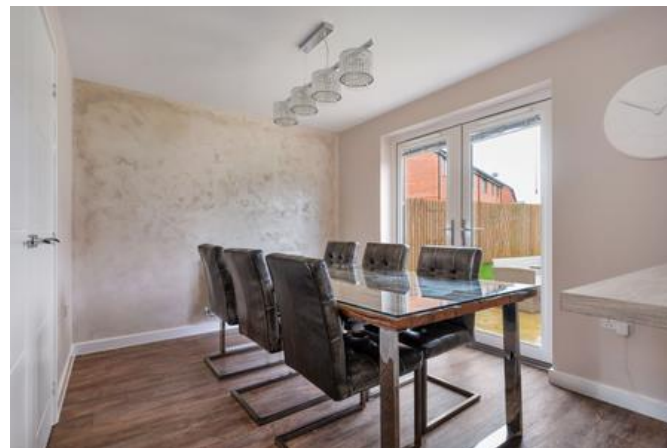
 **NEWTON FALLOWELL**

5 2 1

## Key Features

- FIVE BEDROOMS
- DETACHED FAMILY HOME
- LARGE KITCHEN/DINER
- NO CHAIN
- Off road Parking & Garage
- Close to Local Amenities
- Close to Primary and Secondary Education
- EPC Rating B
- Freehold

**£400,000**





Occupying on a prominent plot is this five bedroom detached family home. In brief the accommodation comprises of a centralised entrance hallway with doors leading you to living room, WC and door taking you to the open plan kitchen/diner with patio doors giving access to the private rear garden and door leading you to the utility room with access to the integral garage.

To the first floor are four double bedrooms with the main bedroom offering an en-suite, a family bathroom and a great sized fifth bedroom with a view overlooking the countryside. Outside the property is situated on a quiet cul-de-sac benefiting from no through traffic and hosts driveway parking for multiple vehicles leading to the garage, which benefits from power.

The rear garden is mainly laid to lawn with a patio area. This is a must view home so call the office today to arrange your viewing time!





Entrance Hall

Living Room 12'0" x 16'0" (3.7m x 4.9m)

Kitchen/Diner 25'0" x 10'6" (7.6m x 3.2m)

Utility Room 5'6" x 8'0" (1.7m x 2.4m)

WC 5'0" x 5'0" (1.5m x 1.5m)

Landing

Bedroom One 14'0" x 12'0" (4.3m x 3.7m)

En-suite 5'0" x 8'0" (1.5m x 2.4m)

Bedroom Two 9'0" x 11'6" (2.7m x 3.5m)

Bedroom Three 14'0" x 10'6" (4.3m x 3.2m)

Bedroom Four 9'0" x 9'0" (2.7m x 2.7m)

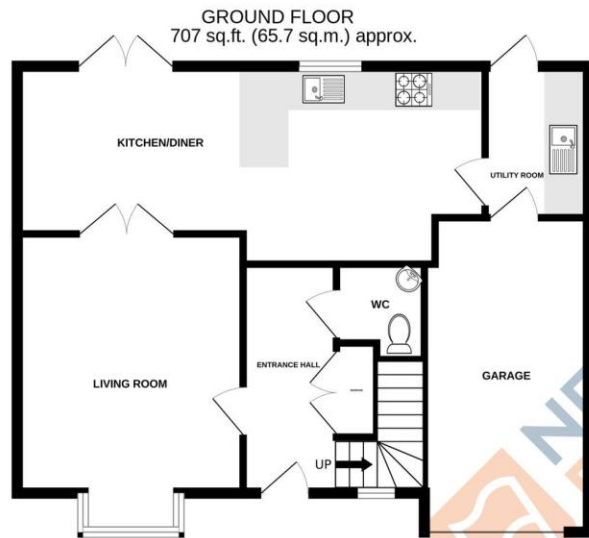
Bedroom Five 7'0" x 7'0" (2.1m x 2.1m)

Bathroom 6'6" x 8'0" (2m x 2.4m)

Garage 9'0" x 17'0" (2.7m x 5.2m)







TOTAL FLOOR AREA : 1339 sq.ft. (124.4 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.  
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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.