



Burghfield Green, Gunthorpe, Peterborough, PE4 7AW

 **NEWTON FALLOWELL**



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## Key Features

- FOUR DOUBLE BEDROOMS
- DETACHED FAMILY HOME
- Open plan kitchen/diner
- En-suite to Main Bedroom
- Off road parking for ample cars
- Detached Garage
- Close to schools and local amenities
- EPC - TBC
- Freehold

**Guide price £300,000 - £330,000**





The property briefly comprises downstairs, an entrance hall that leads into an open plan kitchen/dining room with a range of matching base and eye level units. There is a separate utility room with space for a washing machine and a tumble dryer, and door into the garden. Off the hall offers a large dual aspect living room and a two-piece cloakroom. To the first floor there are four DOUBLE bedrooms, and a family bathroom and a three piece en-suite off the main bedroom. To the rear of the property, we have a private good-sized enclosed garden, which is mainly laid to lawn, and a rear door into the garage. To the front of the property there is a driveway which provides off-road parking for several cars, and block paving which can be used as further parking. Call to book a viewing with us today!

Entrance Hall 6.50m x 12.00m (21'4" x 39'5")

Lounge 11'0" x 21'6" (3.4m x 6.6m)

Kitchen/Diner 11'6" x 21'6" (3.5m x 6.6m)

Utility Room 8'6" x 6'6" (2.6m x 2m)

WC 6'6" x 3'0" (2m x 0.9m)

Landing

Bedroom One 12'6" x 11'0" (3.8m x 3.4m)

En-suite 5'6" x 8'6" (1.7m x 2.6m)

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

Bedroom Three 11'0" x 11'6" (3.4m x 3.5m)

Bedroom Four 10'6" x 10'6" (3.2m x 3.2m)

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

GROUND FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1248 sq.ft. (115.9 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.