



32 Libertas Drive, Stanground South, Peterborough, PE2 8FN

 **NEWTON FALLOWELL**



Key Features

- FOUR DOUBLE BEDROOMS
- DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- Off road parking and Garage
- NO ONWARD CHAIN
- Close to local amenities
- Close to primary and secondary education
- EPC Rating B
- Freehold

£375,000





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

Upon entering the home, through the centralised entrance hall which separates the majority of the ground floor accommodation including a useful downstairs WC. The lounge can be accessed from the entrance hall, whilst the kitchen hosts an array of work surface and cupboard storage, breakfast bar seating area with space, with doors leading you to the private rear garden. Leading you on the second and third reception room which is a dining room and a study. Upstairs the first floor landing separates four well-balanced DOUBLE bedrooms, with 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 garage, which also offers a personnel door to the rear accessible from the garden. The rear garden is private, east facing and low maintenance, offering patio seating, as well as further garden space.





Entrance Hall

Living Room 11'6" x 18'6" (3.5m x 5.6m)

Dining Room 10'6" x 12'0" (3.2m x 3.7m)

Study 10'0" x 8'0" (3m x 2.4m)

Kitchen 12'6" x 13'0" (3.8m x 4m)

Utility Room 12'6" x 6'0" (3.8m x 1.8m)

WC 6'0" x 4'0" (1.8m x 1.2m)

Landing

Bedroom One 11'6" x 17'0" (3.5m x 5.2m)

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

Bedroom Two 11'6" x 10'6" (3.5m x 3.2m)

Bedroom Three 10'0" x 9'0" (3m x 2.7m)

Bedroom Four 10'0" x 8'0" (3m x 2.4m)

Bathroom 6'6" x 7'0" (2m x 2.1m)

Garage 10'0" x 19'0" (3m x 5.8m)





GROUND FLOOR
992 sq.ft. (92.2 sq.m.) approx.

1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 1640 sq.ft. (152.4 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: E

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.