



20 Queens Gardens, Peterborough, PE1 2UN

 **NEWTON FALLOWELL**



4 2 2

## Key Features

- Spacious Detached Family Home
- THREE/FOUR BEDROOMS
- TWO/THREE RECEPTION ROOMS
- Modern Breakfast Kitchen
- Upstairs Bathroom & Downstairs Shower Room
- PRIVATE SOUTH-FACING REAR GARDEN
- Driveway Parking
- EPC Rating D
- Freehold

£375,000





A detached family home positioned ideally for local schooling and amenities offering THREE/FOUR BEDROOMS, TWO/THREE RECEPTION ROOMS and a PRIVATE SOUTH-FACING GARDEN to the rear. The flexible accommodation comprises of an entrance hall, lounge open through to dining room, modern breakfast kitchen, downstairs fourth bedroom/further reception room, downstairs shower room, with three further bedrooms located upstairs alongside a study and family bathroom. Outside there is driveway parking to the front aspect alongside a private and south-facing garden to the rear.

Upon entering the home via the entrance hall, there is access to the dining room, which opens through to the lounge and provides the ideal entertaining space with a door leading onto the rear garden. The breakfast kitchen hosts a modern fitted kitchen re-fitted by the current owners with an array of work surface and cupboard storage, two integrated Neff hide & slide ovens, integrated dishwasher and induction hob, as well as breakfast bar seating. A further downstairs room presents the flexibility to be utilised as a downstairs bedroom or further reception room, with a downstairs shower room accessible. Upstairs the first floor landing separates three bedrooms and a study, with two of the bedrooms benefiting from built-in wardrobes. An upstairs bathroom services the bedrooms and hosts a contemporary three-piece suite with a shower over the bath.



Outside the driveway to the front aspect provides off-road parking for multiple vehicles, with side gated access leading to the rear. The south-facing rear garden is fully enclosed and private, making a gardener's dream with shed and greenhouse in situ.





### Entrance Hall

Dining Room 12'6" x 13'6" (3.8m x 4.1m)

Lounge 12'0" x 14'6" (3.7m x 4.4m)

Breakfast Kitchen 12'0" x 14'0" (3.7m x 4.3m)

Bedroom Five/Study 8'0" x 9'6" (2.4m x 2.9m)



Shower Room 5'0" x 5'6" (1.5m x 1.7m)

### Landing

Bedroom One 12'0" x 15'0" (3.7m x 4.6m)

Bedroom Two 12'0" x 14'6" (3.7m x 4.4m)

Bedroom Three 12'0" x 11'0" (3.7m x 3.4m)

Bedroom Four 5'6" x 8'6" (1.7m x 2.6m)

Family Bathroom 7'6" x 9'6" (2.3m x 2.9m)

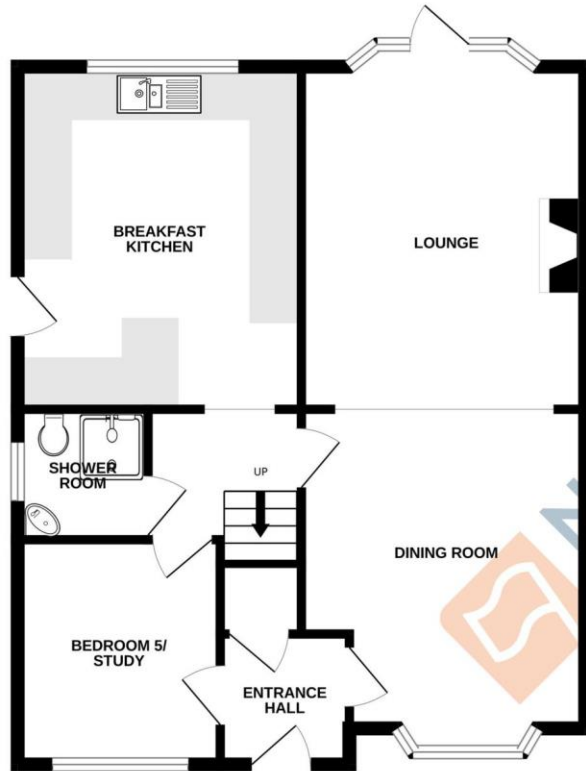




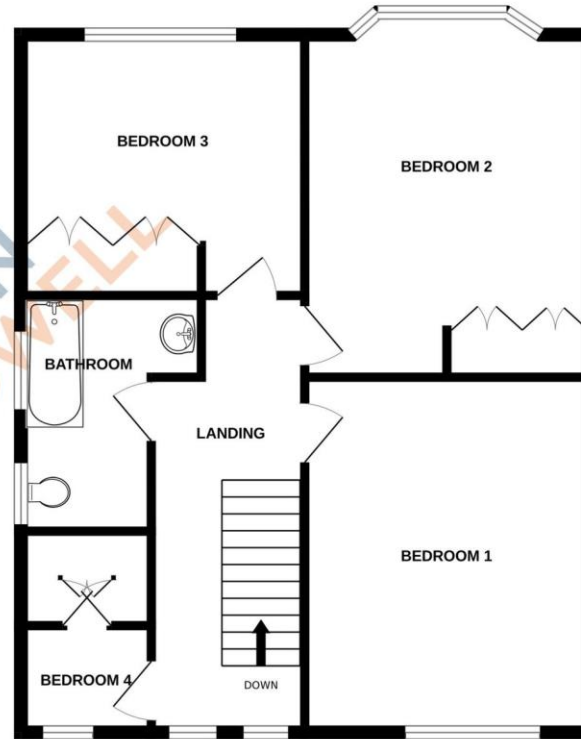




GROUND FLOOR  
697 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR  
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 1411 sq.ft. (131.1 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: 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.