



65 Pennine Way, Peterborough, PE4 7TE

 **NEWTON FALLOWELL**

 3  1  1

Key Features

- THREE DOUBLE BEDROOMS
- DETACHED BUNGALOW
- NO ONWARD CHAIN
- Living Area to Rear of Home
- Off Road Parking For Ample Vehicles
- Close to Local Amenities
- Perfect Family Home
- EPC Rating D
- Freehold

£240,000





Nestled amidst a tranquil neighbourhood, this charming 3-bedroom detached bungalow situated on a peaceful street, this home boasts ample space and perfect for families or those seeking a tranquil retreat. As you approach, a quaint pathway leads through a meticulously landscaped garden, hinting at the warmth and serenity within. A driveway provides off-road parking for multiple vehicles, ensuring both convenience and peace of mind.

Entering the home, you're greeted by a spacious yet cozy living area, bathed in natural light streaming through large windows, creating an ambiance of airy openness. This versatile space offers endless possibilities for relaxation and entertainment, whether it's cozy evenings by the fireplace or lively gatherings with friends and family.

The adjacent kitchen exudes modern functionality while retaining a sense of rustic charm. Gleaming countertops provide ample workspace for culinary endeavours. A breakfast bar offers a casual dining option, perfect for quick meals or morning coffee while overlooking the garden.

The principle bedroom is a serene retreat, offering a peaceful haven for relaxation. Soft carpeting underfoot enhances the feeling of comfort, while generous closet space ensures ample storage. Two additional double bedrooms offer versatility, ideal for accommodating family members or guests. Each room boasts ample natural light and ample closet space, ensuring comfort and convenience for occupants.

Stepping outside, a sprawling backyard awaits, offering endless possibilities for outdoor enjoyment. Whether hosting summer barbecues, gardening, or simply basking in the sunshine, this private oasis is sure to delight. With its blend of modern convenience and timeless charm, this 3-bedroom detached bungalow epitomizes the epitome of relaxed, comfortable living, offering a sanctuary to call home.

Entrance Hall

Living Room 12'0" x 13'0" (3.7m x 4m)

Kitchen 13'0" x 9'6" (4m x 2.9m)

Bedroom One 13'0" x 12'0" (4m x 3.7m)

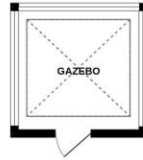
Bedroom Two 12'0" x 11'0" (3.7m x 3.4m)

Bedroom Three 9'0" x 11'0" (2.7m x 3.4m)

Bathroom 9'0" x 7'0" (2.7m x 2.1m)

Gazebo 9'0" x 9'0" (2.7m x 2.7m)

GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA: 915 sq.ft. (85.0 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.