



13 Haddon Close, Stanground, Peterborough, PE2 8LS

 **NEWTON FALLOWELL**

6 2 3

Key Features

- SIX BEDROOM DETACHED FAMILY HOME
- UPSTAIRS & DOWNSTAIRS BEDROOM & BATHROOM FACILITY
- THREE RECEPTION ROOMS
- Two Bathrooms & Additional WC
- DOUBLE GARAGE & SINGLE GARAGE
- Extensive Driveway & Private Garden
- NO ONWARD CHAIN
- EPC Rating C
- Freehold

£475,000





This extremely spacious detached family home benefits from a SUPERB CORNER PLOT POSITION with an abundance of driveway parking, INTEGRAL DOUBLE GARAGE and an ADDITIONAL SINGLE GARAGE. The flexible accommodation offers both UPSTAIRS & DOWNSTAIRS BEDROOM & BATHROOM FACILITY, with SIX BEDROOMS in total alongside THREE RECEPTION ROOMS. The property's accommodation can suit different needs, dependent on the number of bedrooms or reception rooms required and is also being sold with NO ONWARD CHAIN.

The property is positioned at the end of the cul-de-sac of Haddon Close on a prime corner position, boasting two driveways which both provide off-road parking for an abundance of vehicles, with one leading to the single garage and the other providing access to the integral double garage. To the rear the garden is private and hosts patio seating, lawn, shed storage and a summer house.

Upon entering the home, the entrance hall offers access to the majority of the ground floor accommodation, with the living dining kitchen located to the right-hand side of the home. Offering both living and dining space, the kitchen overlooks and provides access onto the rear garden, whilst benefiting from an array of work surface and cupboard storage, integrated appliances and underfloor heating, with further doors leading to the integral double garage and useful downstairs WC. A further external door houses access to the home in between the WC and double garage, hosting the potential to convert the right-hand side of the home into annex accommodation. To the left-hand side of the home the bay-fronted lounge can be found overlooking the front aspect and benefiting from logburner. An additional reception room is positioned adjacent to the lounge and could be utilised as a further reception room or seventh bedroom. Three bedrooms are situated on the ground floor, which once again are flexible in their use, with one of the bedrooms benefiting from the use of the Jack & Jill downstairs family bathroom. Upstairs the landing separates three further bedrooms and an additional family bathroom, which boasts a four-piece suite to include both bath and shower cubicle.





Entrance Hall

Lounge 16'0" x 15'6" (4.9m x 4.7m)

Office 10'0" x 11'0" (3m x 3.4m)

Living Dining Kitchen 23'0" x 19'6" (7m x 5.9m)

WC 3'0" x 6'0" (0.9m x 1.8m)

Bedroom One 12'0" x 10'0" (3.7m x 3m)

Jack & Jill Bathroom 10'0" x 5'6" (3m x 1.7m)

Bedroom Five 11'0" x 10'0" (3.4m x 3m)

Bedroom Six 9'0" x 8'6" (2.7m x 2.6m)

Landing

Bedroom Two 13'0" x 10'0" (4m x 3m)

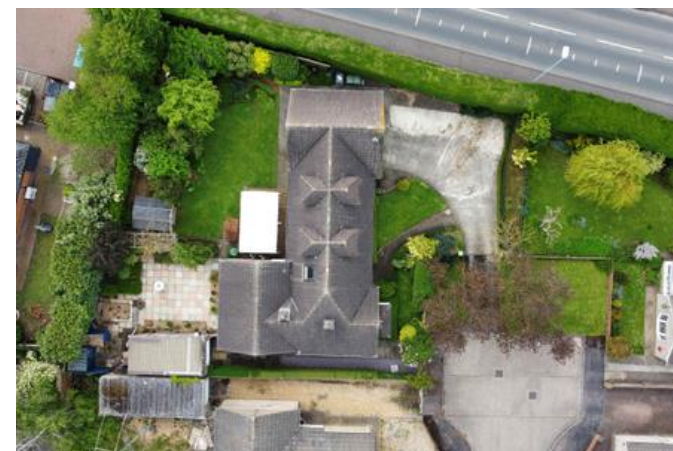
Bedroom Three 14'0" x 8'0" (4.3m x 2.4m)

Bedroom Four 12'0" x 8'0" (3.7m x 2.4m)

Upstairs Bathroom 13'0" x 9'0" (4m x 2.7m)

Double Garage 19'6" x 19'0" (5.9m x 5.8m)

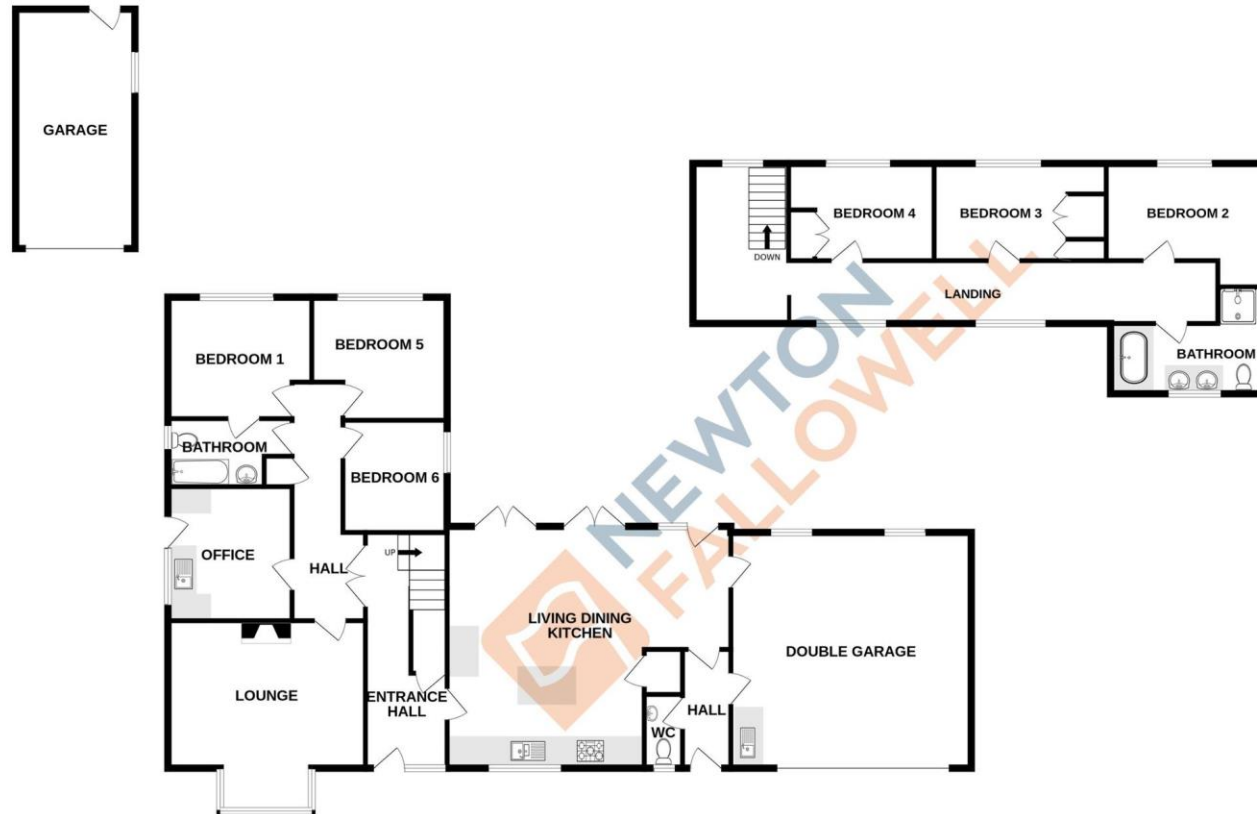
Garage 10'0" x 19'6" (3m x 5.9m)





GROUND FLOOR
1876 sq.ft. (174.3 sq.m.) approx.

1ST FLOOR
673 sq.ft. (62.5 sq.m.) approx.



COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: B

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.

TOTAL FLOOR AREA : 2549 sq.ft. (236.8 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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