



**FOR SALE**  
NEWTON FALLOWELL  
01733 51225

66 Medeswell, Orton Malborne, Peterborough, PE2 5PA

 **NEWTON FALLOWELL**



## Key Features

- EXTENDED DETACHED FAMILY HOME
- FIVE/SIX BEDROOMS
- ANNEX ACCOMMODATION AVAILABLE
- FOUR/FIVE RECEPTION ROOMS
- FOUR BATH/SHOWER ROOMS
- SOUTHERLY-FACING GARDEN & DRIVEWAY PARKING
- NO ONWARD CHAIN
- EPC Rating C (House & Annex)
- EPC Rating C
- Freehold

Guide price £375,000 - £400,000





This detached family home has been EXTENDED to offer FLEXIBLE ACCOMMODATION including an ANNEX that could be re-utilised as one dwelling or kept as two separate areas. The spacious and well presented accommodation hosts FIVE/SIX BEDROOMS and FOUR/FIVE RECEPTION ROOMS in addition to FOUR BATH/SHOWER ROOMS. There is driveway parking for multiple vehicles to the front aspect with a southerly-facing garden found to the rear.

To the ground floor there are currently two separate access points, one leading to the main accommodation and another providing access to the annex. The main entrance hall leads to the kitchen diner and lounge, with the lounge hosting a log burner and is open through to the dining room, with the family room located to the rear offering bi-folding doors onto the rear garden. Stairs rise from the main accommodation to the first floor, with five bedrooms stretching across the whole of the home. Two of the upstairs bedrooms boast en-suite shower rooms whilst the remaining bedrooms benefit from the use of an additional family bathroom.

The annex accommodation is located to the ground floor and comprises of an entrance hall, kitchen, living room, family room with bi-folding doors onto the rear garden, bedroom and shower room. The annex accommodation could be incorporated into one dwelling if desired, however currently does not host access into the main accommodation.

Outside the driveway provides off-road parking for multiple vehicles to the front aspect. To the rear, the garden benefits from lawn and patio seating, whilst being fully enclosed, southerly-facing and private to the rear.





### Entrance Hall

Living Room 11'0" x 14'0" (3.4m x 4.3m)

Dining Area 11'0" x 8'0" (3.4m x 2.4m)

Kitchen/Diner 8'0" x 29'0" (2.4m x 8.8m)

Family Room 21'0" x 7'6" (6.4m x 2.3m)

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

Living Room 10'6" x 10'6" (3.2m x 3.2m)

Kitchen 6'0" x 10'6" (1.8m x 3.2m)

Family Room 17'0" x 7'6" (5.2m x 2.3m)

Shower Room 6'0" x 6'0" (1.8m x 1.8m)

### Landing

Bedroom One 17'0" x 11'0" (5.2m x 3.4m)

En-suite 5'0" x 5'6" (1.5m x 1.7m)

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

En-suite 5'0" x 5'0" (1.5m x 1.5m)

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

Bedroom Four 11'0" x 8'0" (3.4m x 2.4m)

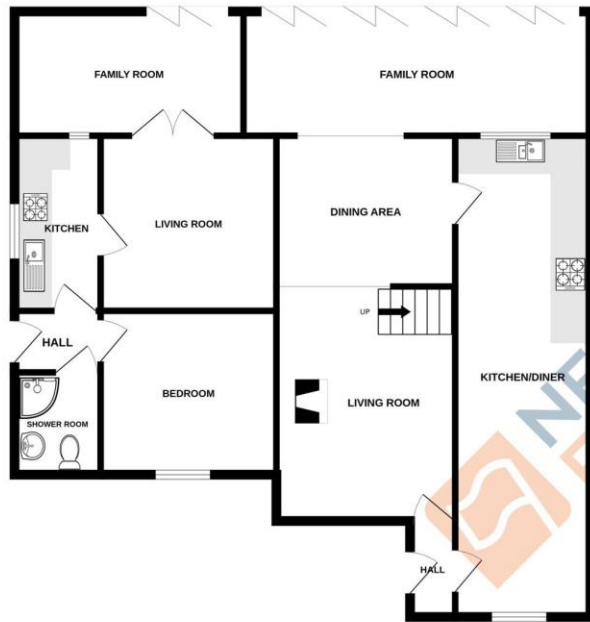
Bedroom Five 8'6" x 8'0" (2.6m x 2.4m)

Bathroom 8'6" x 8'6" (2.6m x 2.6m)





GROUND FLOOR  
1085 sq.ft. (100.8 sq.m.) approx.



1ST FLOOR  
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 1798 sq.ft. (167.1 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: 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.