



72 Gunthorpe Road, Gunthorpe, Peterborough, PE4 7TP

 **NEWTON FALLOWELL**





## Key Features

- Detached Family Home
- EXTENSIVE SOUTH-FACING REAR GARDEN
- FOUR WELL-BALANCED BEDROOMS
- Spacious Lounge Diner & Sun Room
- Breakfast Kitchen
- Downstairs WC & Upstairs Shower Room
- GENEROUS DRIVEWAY & GARAGE
- EPC Rating D
- Freehold

Guide price £350,000 - £375,000





A detached family home benefiting from an EXTENSIVE SOUTH-FACING REAR GARDEN, as well as FOUR WELL-BALANCED BEDROOMS and TWO RECEPTION ROOMS, positioned on the desirable Gunthorpe Road within close proximity to schooling and local amenities. The accommodation comprises of an entrance hall, useful downstairs WC, spacious lounge diner, sun room, breakfast kitchen, with the first floor landing separating the four bedrooms and shower room. Outside there is driveway parking for multiple vehicles leading to the garage, in addition to the vast south-facing garden to the rear.

Upon entering the home, the centralised entrance hall separates the majority of the ground floor accommodation, with the spacious lounge diner found to the left-hand side of the home and offering access onto the garden room. The garden room hosts a solid roof, overlooking and providing access onto the rear garden. The useful downstairs WC and breakfast kitchen can both be accessed via the entrance hall, with there also being access to the breakfast kitchen from the lounge diner. Benefiting from an abundance of work surface and cupboard storage, the kitchen also boasts breakfast bar seating area, free-standing appliances spaces and external door. Upstairs the first floor landing separates four well-balanced bedrooms, two of which benefit from built-in storage, as well as the shower room, which hosts a contemporary three-piece suite.



Outside the driveway presents off-road parking for multiple vehicles and leads to the garage. There are gardens to both front and rear, with the latter boasting a generous garden offering a vast lawn, patio seating, ample space for shed storage and summer house, as well as being enclosed to the boundaries.





Porch

Entrance Hall

Lounge/Diner 12'6" x 23'0" (3.8m x 7m)

Sun Room 10'6" x 12'6" (3.2m x 3.8m)

Kitchen/Breakfast Room 15'6" x 9'0" (4.7m x 2.7m)



Wc 7'0" x 3'0" (2.1m x 0.9m)

Landing

Bedroom One 12'6" x 11'6" (3.8m x 3.5m)

Bedroom Two 12'6" x 11'6" (3.8m x 3.5m)

Bedroom Three 9'6" x 11'6" (2.9m x 3.5m)

Bedroom Four 8'6" x 11'6" (2.6m x 3.5m)

Shower Room 7'0" x 7'0" (2.1m x 2.1m)

Garage 9'0" x 15'0" (2.7m x 4.6m)

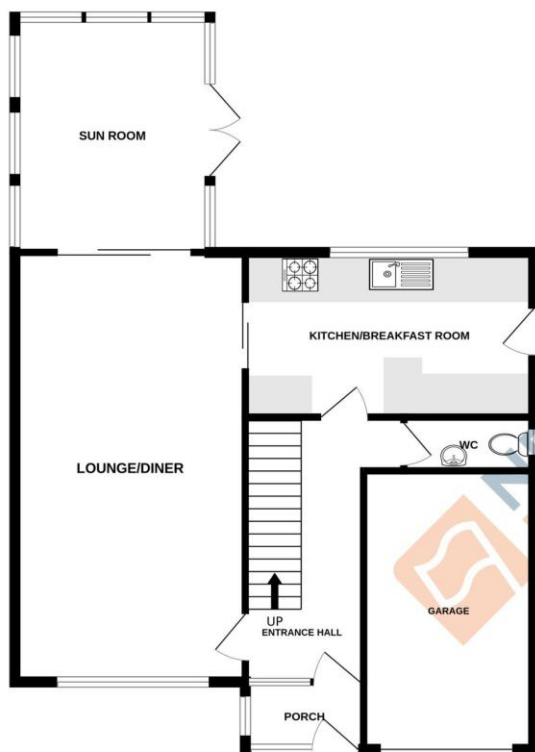




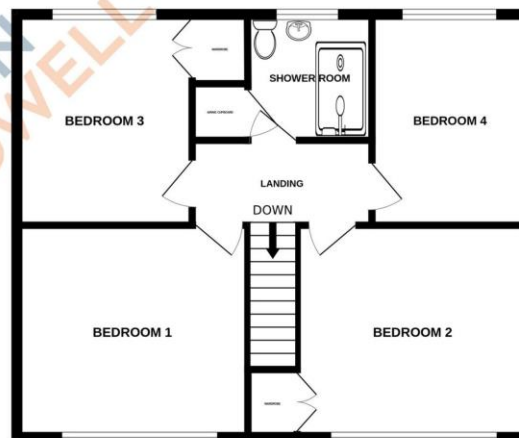




GROUND FLOOR  
830 sq.ft. (77.1 sq.m.) approx.



1ST FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1454 sq.ft. (135.0 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: 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.