



**FOR SALE**  
NEWTON FALLOWELL  
01733 511225  
newtonfallowell.co.uk

6 Mead Close, Walton, Peterborough, PE4 6BS

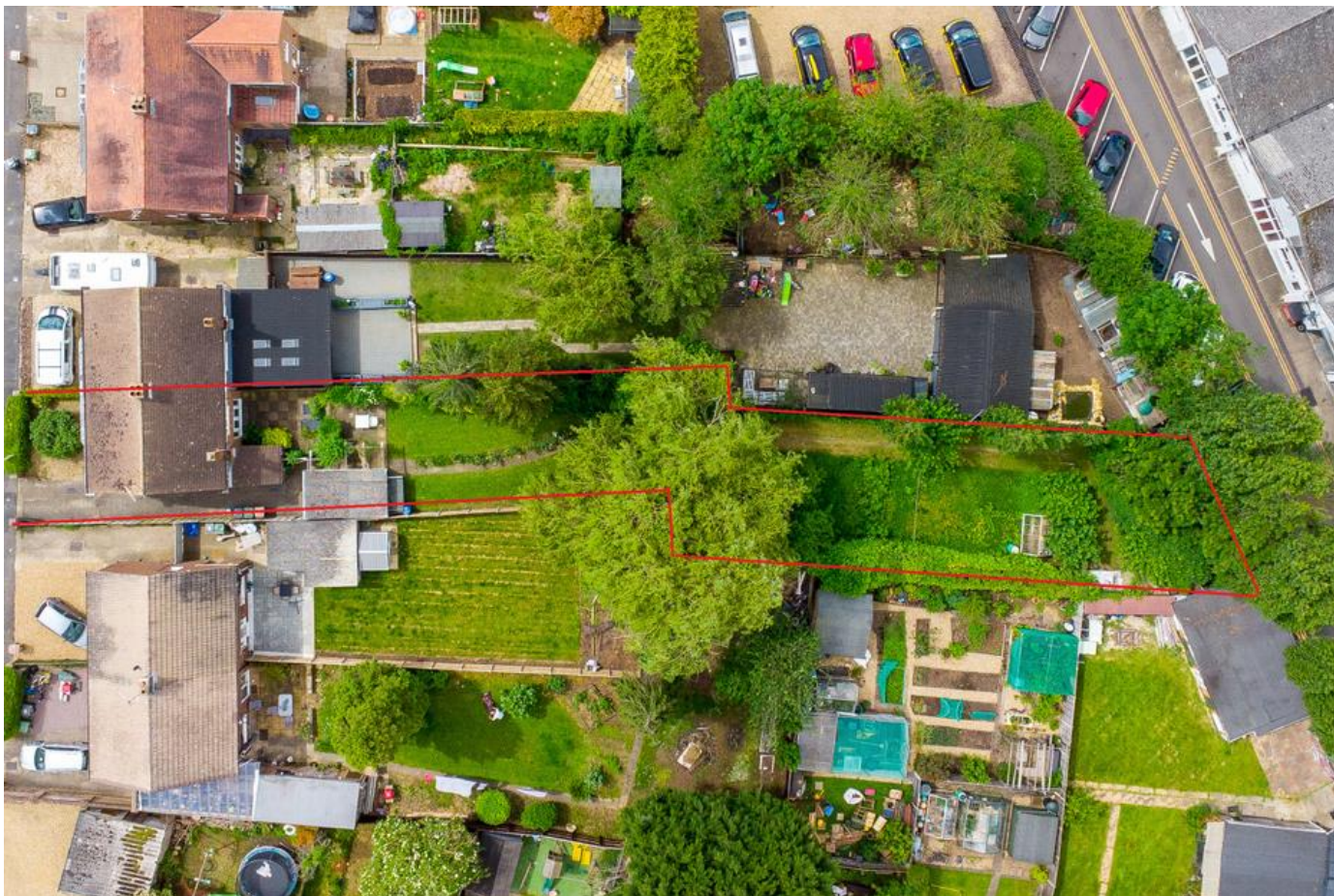
 **NEWTON FALLOWELL**

3 1 2

## Key Features

- Semi-Detached Family Home
- EXTENSIVE PLOT TO THE REAR
- THREE BEDROOMS
- Lounge, Dining Room & Kitchen
- Downstairs WC & Upstairs Shower Room
- GARAGE, DRIVEWAY & POTENTIAL FOR EXTENSION
- NO ONWARD CHAIN
- EPC Rating D
- Freehold

£250,000





This semi-detached family home is situated on an EXTENSIVE PLOT offering POTENTIAL FOR EXTENSION (subject to planning permission) and is being sold with NO ONWARD CHAIN. The accommodation comprises of an entrance hall, useful downstairs WC, TWO RECEPTION ROOMS in the form of the lounge and dining room, kitchen, with THREE BEDROOMS located to the first floor accompanied by a shower room. Outside there is driveway parking to the front aspect leading to the garage, whilst to the rear the generous garden offers ample space and potential for extension, with the garden benefiting from patio seating and vast lawn area.

Upon entering the home, the entrance hall provides access to the dining room, which hosts doors onto the rear garden and the lounge to the front of the home. To the rear, the kitchen benefits from work surfaces and cupboard storage with a door leading through to a useful utility area and downstairs WC. To the first floor, the landing separates three bedrooms and the shower room, with one of the bedrooms boasting built-in storage and the shower room hosting a three-piece suite including a walk-in shower.

Outside to the front of the home there is a front garden and driveway parking stretching down the side of the property leading to the garage, which hosts doors to the front and side aspects. The rear garden is extensive and offers prime opportunity for extension (subject to planning permission) with a vast lawn and patio seating in situ.





Entrance Hall

Lounge 12'6" x 12'0" (3.8m x 3.7m)

Dining Room 12'6" x 11'0" (3.8m x 3.4m)

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

Utility 3'0" x 5'0" (0.9m x 1.5m)

WC 3'0" x 5'0" (0.9m x 1.5m)

Landing

Bedroom One 11'0" x 13'0" (3.4m x 4m)

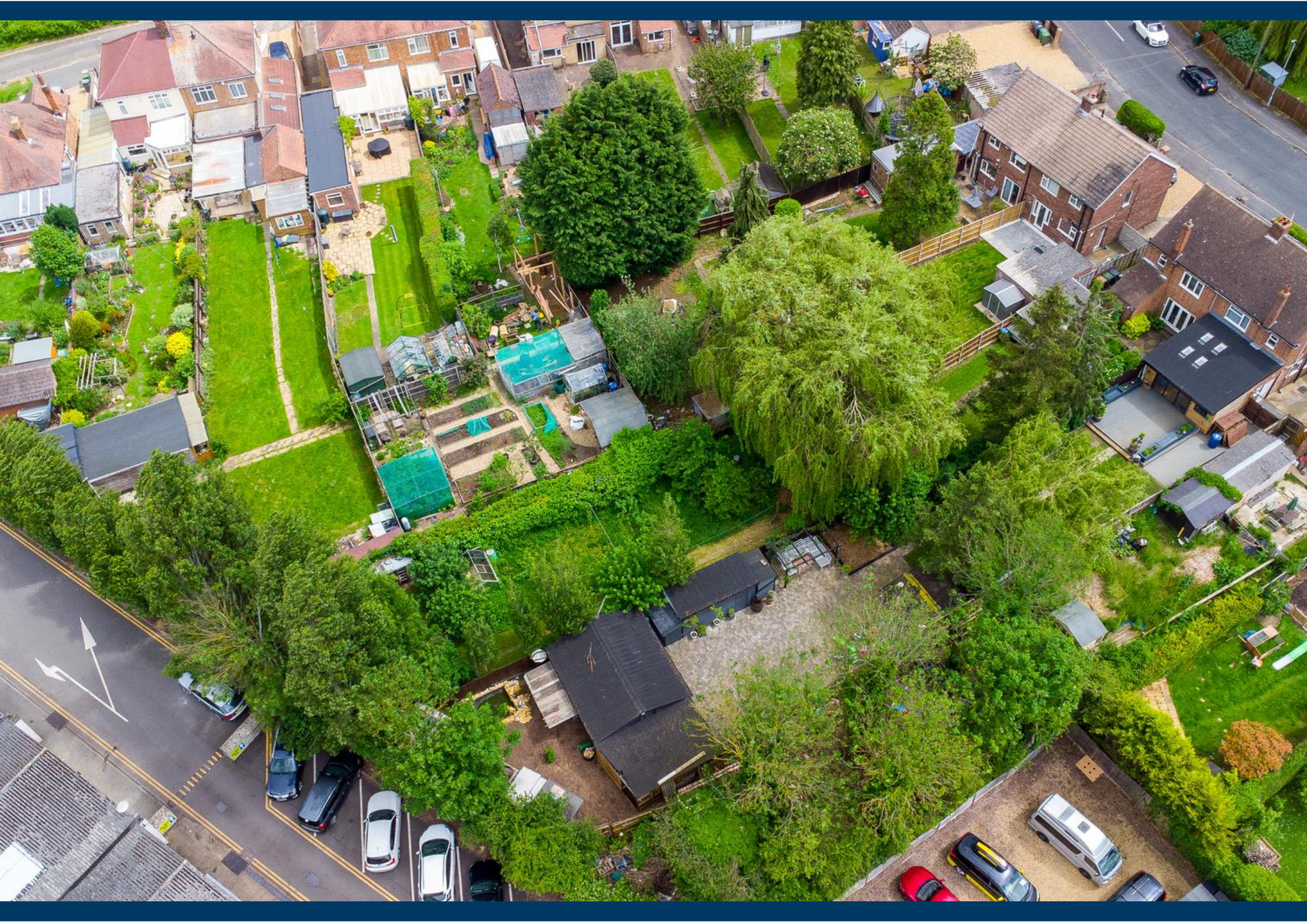
Bedroom Two 11'0" x 12'6" (3.4m x 3.8m)

Bedroom Three 7'0" x 7'6" (2.1m x 2.3m)

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

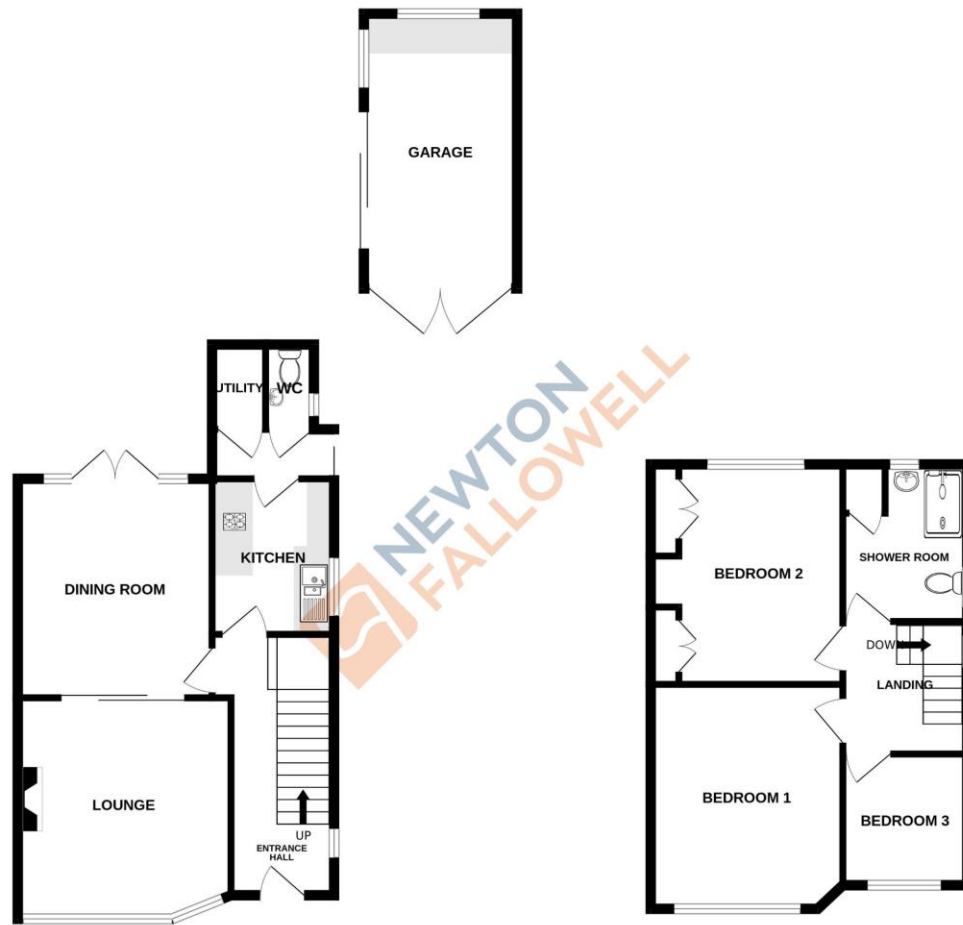
Garage 9'0" x 16'0" (2.7m x 4.9m)





GROUND FLOOR  
616 sq.ft. (57.3 sq.m.) approx.

1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 1059 sq.ft. (98.4 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.  
Made with Metropix ©2024

**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.