



5 Nathan Close, Longthorpe, Peterborough, PE3 9NS

 **NEWTON FALLOWELL**

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## Key Features

- Spacious Detached Bungalow
- Cul-De-Sac Position in Longthorpe
- THREE BEDROOMS
- Lounge Diner & Kitchen
- Three-Piece Family Bathroom
- Garage, Driveway & Rear Garden
- NO ONWARD CHAIN!
- EPC Rating TBC
- Freehold

**£350,000**





This detached bungalow is situated in a superb cul-de-sac position in Longthorpe within walking distance of local amenities, as well as offering POTENTIAL FOR EXTENSION (subject to planning permission) and being sold with NO ONWARD CHAIN.

The accommodation comprises of an entrance hall, spacious lounge diner to the front, kitchen, THREE BEDROOMS and a three-piece family bathroom. Outside there are gardens to both front and rear with a lawned front garden and further lawn to the rear alongside patio seating, whilst there is also driveway parking leading to the garage to the front aspect.

The popular cul-de-sac of Nathan Close is situated off Harewood Gardens within the desirable area of Longthorpe, with the bungalow positioned within close proximity to local amenities such as the post office, village hall, local schooling, St Botolph's church and the Fox & Hounds pub, offering an array of amenities within walking distance of the home.

Entrance Hall

Lounge Diner 20'12" x 18'6" (6.4m x 5.6m)

Kitchen 8'6" x 12'12" (2.6m x 4m)

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

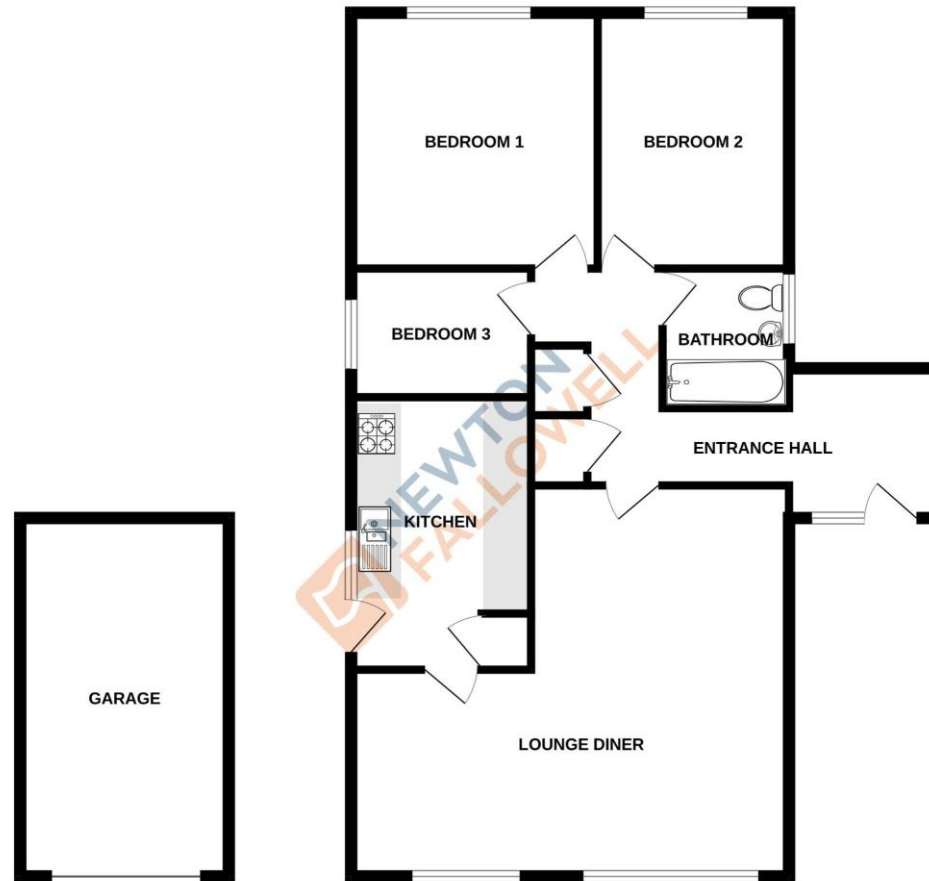
Bedroom Two 8'12" x 12'0" (2.7m x 3.7m)

Bedroom Three 6'0" x 8'6" (1.8m x 2.6m)

Family Bathroom 6'6" x 6'0" (2m x 1.8m)

Garage 10'0" x 16'12" (3m x 5.2m)

GROUND FLOOR  
1079 sq.ft. (100.2 sq.m.) approx.



**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.

TOTAL FLOOR AREA: 1079 sq.ft. (100.2 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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