



 **NEWTON**  
FALLOWELL

1 Fairmead Way, Longthorpe, Peterborough, PE3 6AE

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## Key Features

- Well Presented Detached Family Home
- THREE BEDROOMS
- Walking Distance of Peterborough City Centre & Train Station
- Spacious Lounge & Kitchen Diner
- Three-Piece Family Bathroom
- SOUTH-FACING REAR GARDEN
- GARAGE & DRIVEWAY PARKING
- EPC Rating D
- Freehold

£325,000





This detached family home is situated within WALKING DISTANCE OF PETERBOROUGH CITY CENTRE & TRAIN STATION boasting a SOUTH-FACING GARDEN to the rear. The well presented accommodation comprises of an entrance hall, spacious lounge to the front and a modern kitchen diner to the rear with doors opening out onto the garden, whilst the first floor landing separates THREE BEDROOMS, with the main bedroom hosting useful built-in wardrobes, as well as the contemporary family bathroom. Outside there is driveway parking for multiple vehicles to the front and side of the home leading to the garage, with side gated access onto the south-facing rear garden, which boasts patio seating and lawn.

Entrance Hall

Lounge 3.91m x 4.18m (12'10" x 13'8")

Kitchen/Diner 5.87m x 2.99m (19'4" x 9'10")

Landing

Bedroom One 2.75m x 3.63m (9'0" x 11'11")

Bedroom Two 3.06m x 3.20m (10'0" x 10'6")

Bedroom Three 2.37m x 2.18m (7'10" x 7'2")

Bathroom 2.64m x 1.67m (8'8" x 5'6")

Garage 2.67m x 5.18m (8'10" x 17'0")

**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.

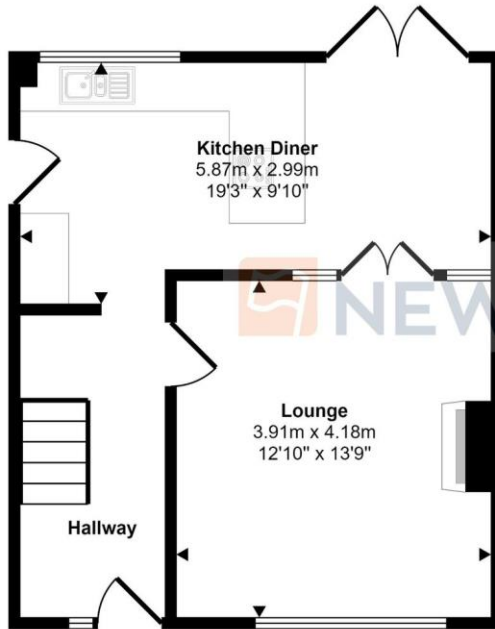
**ANTI-MONEY LAUNDERING REGULATIONS:**

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.

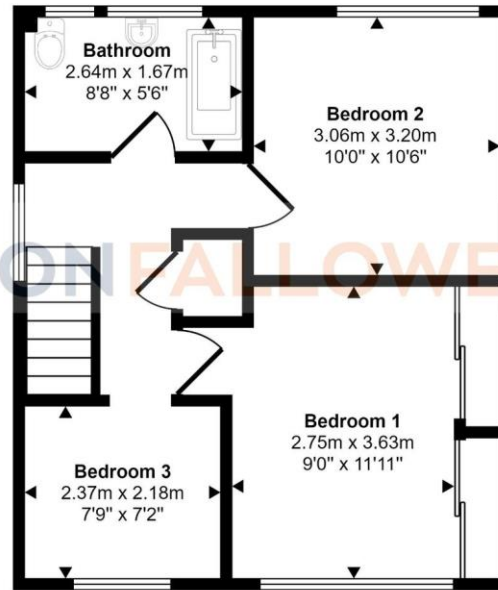
**REFERRAL FEES:**

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.

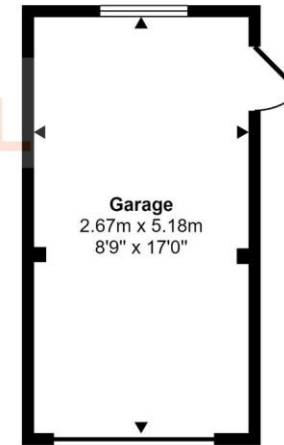
Approx Gross Internal Area  
95 sq m / 1026 sq ft



Ground Floor  
Approx 41 sq m / 436 sq ft



First Floor  
Approx 41 sq m / 441 sq ft



Garage  
Approx 14 sq m / 149 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

