



**FOR SALE**  
**NEWTON FALLOWELL**  
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**NEWTON FALLOWELL**



3 1 2

## Key Features

- Bay-Fronted Semi-Detached Home
- THREE BEDROOMS
- Spacious Lounge & Kitchen Diner
- Contemporary Family Bathroom
- EXTENSIVE DRIVEWAY PARKING
- GENEROUS WEST-FACING PRIVATE GARDEN
- Close Proximity to Schooling & Amenities
- EPC Rating TBC
- Freehold

£325,000







This bay-fronted semi-detached family home offers an EXTENSIVE DRIVEWAY and a GENEROUS WEST-FACING GARDEN to the rear, whilst being situated within close proximity to schooling and amenities. The well presented accommodation comprises of an entrance hall, lounge to the front and home, kitchen open through to dining area to the rear with doors onto the garden, with the first floor landing separating THREE BEDROOMS and family bathroom, which boasts a contemporary three-piece white suite. Outside to the front of the home there is driveway parking for an abundance of vehicles, with side gated access leading onto the generous rear garden, which is both private and west-facing, offering lawn, seating area and space for a summer house and shed storage.

Entrance Hall

Lounge 3.09m x 5.78m (10'1" x 19'0")

Kitchen 2.76m x 3.46m (9'1" x 11'5")

Dining Room 4.65m x 2.69m (15'4" x 8'10")

Utility Room 1.43m x 0.91m (4'8" x 3'0")

Landing

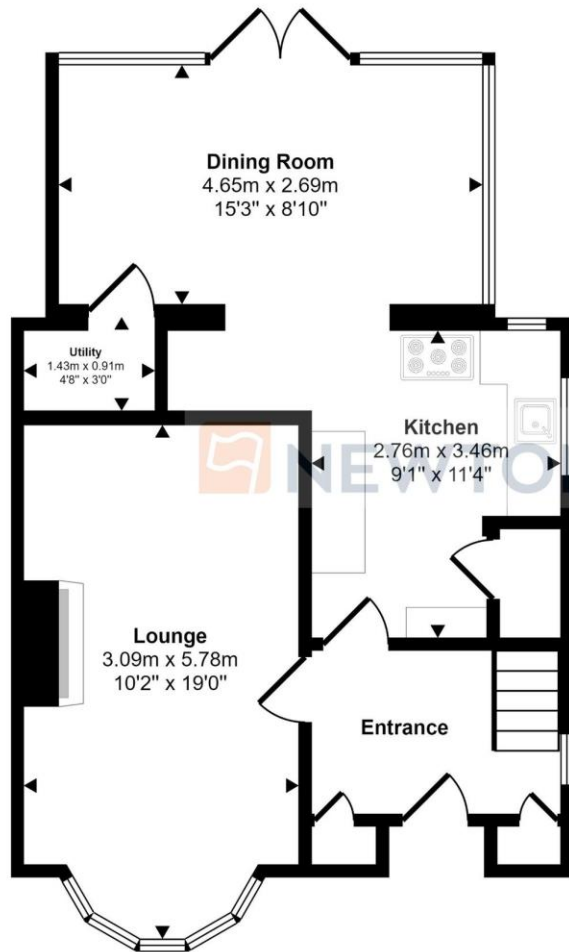
Bedroom One

Bedroom Two 2.71m x 2.93m (8'11" x 9'7")

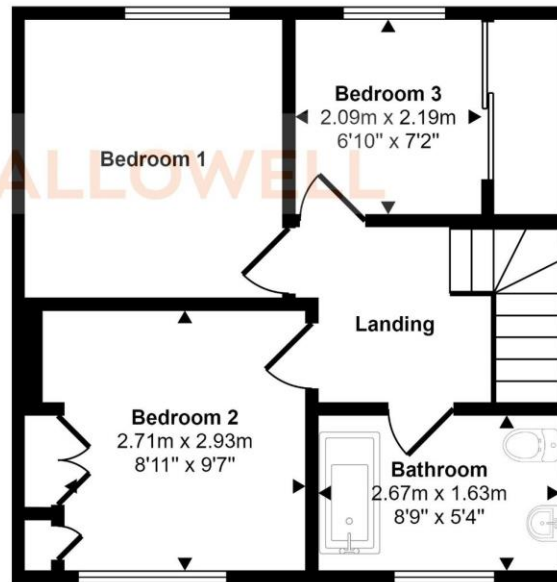
Bedroom Three 2.09m x 2.19m (6'11" x 7'2")

Bathroom 2.67m x 1.63m (8'10" x 5'4")

Approx Gross Internal Area  
87 sq m / 933 sq ft



Ground Floor  
Approx 50 sq m / 539 sq ft



First Floor  
Approx 37 sq m / 394 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.

**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.

