



 NEWTON FALLOWELL

5 Kingston Drive, Stanground, Peterborough, PE2 8RS

 **NEWTON FALLOWELL**

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Key Features

- Spacious Detached Bungalow
- THREE BEDROOMS
- Lounge & Kitchen
- Contemporary Shower Room
- WEST-FACING REAR GARDEN WITH CONSERVATORY
- GARAGE & DRIVEWAY PARKING
- NO ONWARD CHAIN
- EPC Rating D
- Freehold

£260,000





This THREE BEDROOM detached bungalow benefits from a GENEROUS WEST-FACING GARDEN and a GARAGE, as well as being sold with NO ONWARD CHAIN. The accommodation comprises of an entrance hall, spacious lounge to the front of the home, kitchen to the rear, three bedrooms which could be utilised as further reception spaces, as well as a contemporary shower room. Outside there is driveway parking to the front and side of the home leading to the garage, whilst to the rear the garden is west-facing and offers a conservatory, patio seating, lawn and shed storage.

Entrance Hall

Lounge 12'0" x 16'0" (3.7m x 4.9m)

Kitchen 9'6" x 12'0" (2.9m x 3.7m)

Bedroom One 14'0" x 10'0" (4.3m x 3m)

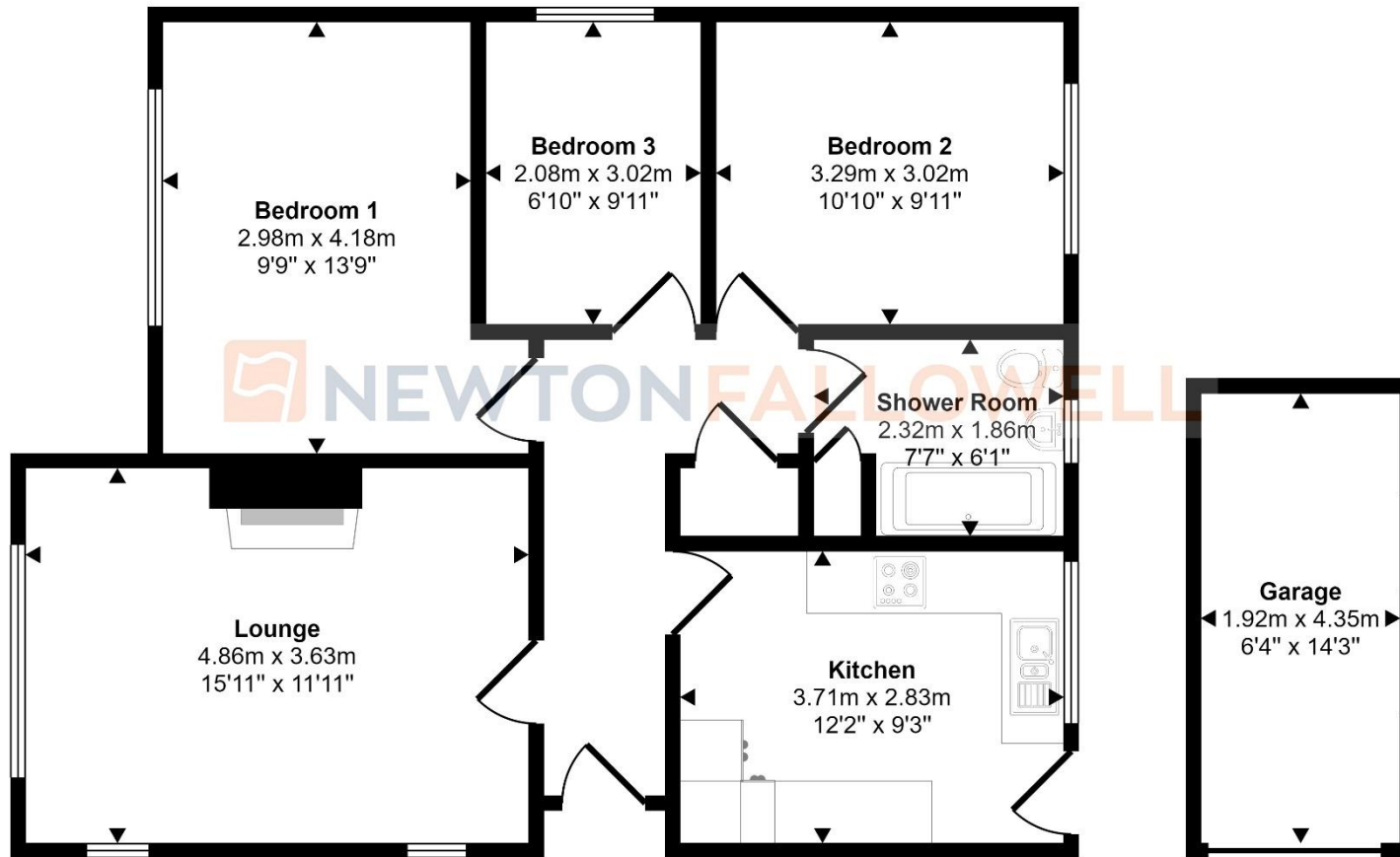
Bedroom Two 10'0" x 10'12" (3m x 3.3m)

Bedroom Three 10'0" x 10'0" (3m x 3m)

Shower Room 6'0" x 7'6" (1.8m x 2.3m)

Garage

Approx Gross Internal Area
82 sq m / 880 sq ft



Floorplan
Approx 73 sq m / 790 sq ft

Garage
Approx 8 sq m / 90 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.

