



 **NEWTON**
FALLOWELL

27 Langford Road, Fletton, Peterborough, PE2 8EF

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Key Features

- Detached Family Home
- THREE BEDROOMS
- Spacious Lounge Diner & Kitchen
- Upstairs Shower Room & Downstairs WC
- GARAGE & DRIVEWAY PARKING
- Low Maintenance Rear Garden
- Cul-De-Sac Position
- EPC Rating D
- Freehold

£270,000





Presenting a detached family home situated in a tranquil cul-de-sac, featuring three bedrooms, a low-maintenance rear garden, and a garage.

The accommodation includes an entrance porch, a convenient downstairs WC, and a spacious open-plan lounge and dining area with direct access to the rear garden. The kitchen is equipped with spaces for free-standing appliances and an integrated oven.

The first-floor landing provides access to three bedrooms and a shower room, which is fitted with a three-piece suite. Outside, the property offers driveway parking leading to the garage, along with low-maintenance gardens at both the front and rear, complete with side gated access.

Porch 1.28m x 1.09m (4'2" x 3'7")

WC

Lounge Diner 5.69m x 6.46m (18'8" x 21'2")

Kitchen 2.53m x 2.89m (8'4" x 9'6")

Landing

Bedroom One 3.56m x 3.29m (11'8" x 10'10")

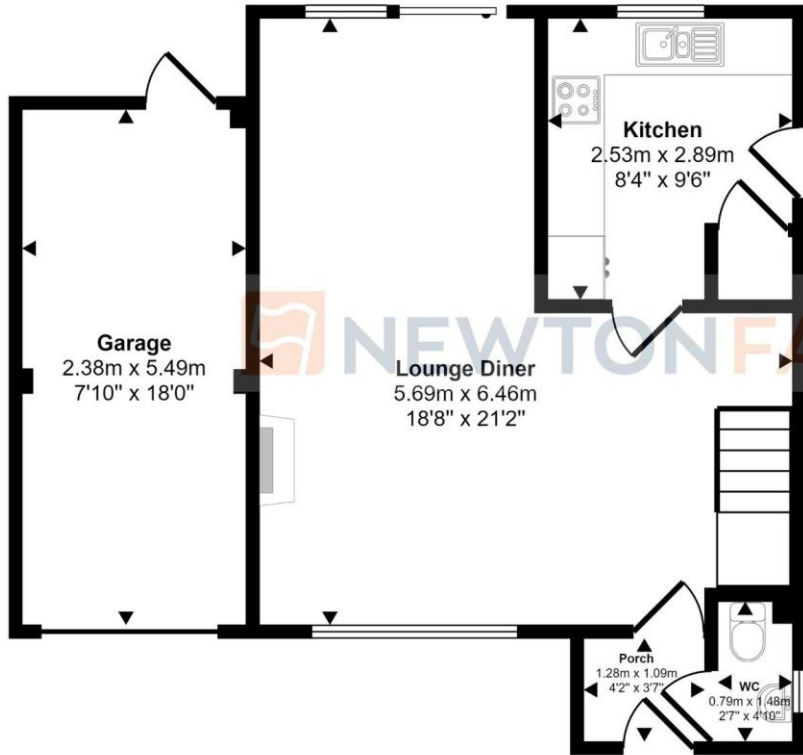
Bedroom Two 3.19m x 2.15m (10'6" x 7'1")

Bedroom Three 2.37m x 2.08m (7'10" x 6'10")

Shower Room 1.93m x 1.62m (6'4" x 5'4")

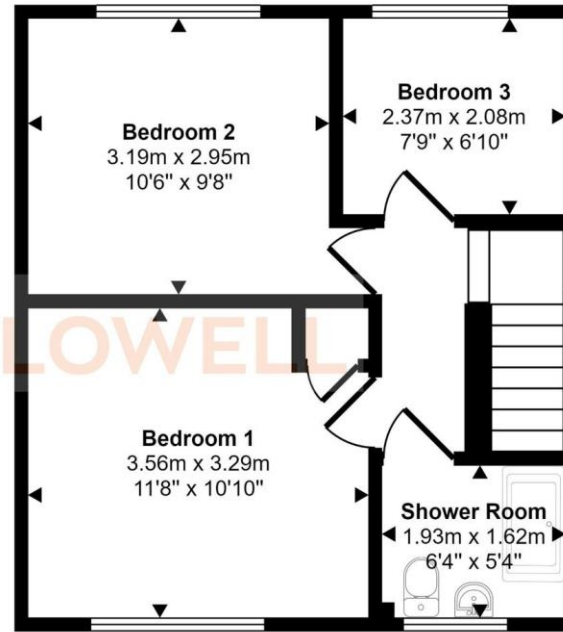
Garage 2.38m x 5.49m (7'10" x 18'0")

Approx Gross Internal Area
89 sq m / 957 sq ft



Ground Floor
Approx 53 sq m / 567 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.



First Floor
Approx 36 sq m / 390 sq ft

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.

