



 **NEWTON**  
FALLOWELL

22 Libertas Drive, Stanground South, Peterborough, PE2 8FN

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4 2 3

## Key Features

- Modern Detached Family Home
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- Kitchen Diner & Utility Room
- En-Suite, Bathroom & Downstairs WC
- GARAGE & DRIVEWAY
- WEST-FACING REAR GARDEN
- EPC Rating C
- Freehold

Offers in excess of £370,000







A modern detached family home offering **FOUR BEDROOMS** and **THREE RECEPTION ROOMS**, as well as a **GARAGE** and a **WEST-FACING GARDEN** to the rear. The well presented accommodation comprises of a centralised entrance hall, useful downstairs WC, spacious lounge, dining room, study, kitchen diner, utility room, with four bedrooms located upstairs alongside an en-suite and family bathroom. Outside there is driveway parking leading to the garage, as well as a west-facing garden to the rear offering lawn and decked seating areas.

Upon entering the home, the spacious centralised entrance hall separates the majority of the ground floor accommodation, which includes the dual-aspect lounge stretching from front to rear and offering access onto the garden. Opposite the lounge two further reception rooms are located, in the form of the dining room and lounge, with the useful downstairs WC also accessible from the entrance hall. The kitchen diner is situated to the rear hosting further space to dine, an array of work surface and cupboard storage, integrated appliances, as well as doors onto the rear garden and utility room, with the latter hosting a further external door and freestanding appliance spaces. Upstairs the first floor landing separates four bedrooms, with bedroom one boasting built-in wardrobes and an en-suite shower room. The family bathroom services the remaining bedrooms and benefits from a further three-piece suite.



Outside there is driveway parking to the left-hand side of the home leading to the garage, with side gated access into the rear garden. Boasting lawn, decked seating areas and shed storage, the garden is west-facing and fully enclosed to the boundaries.





Entrance Hall

WC

Lounge 3.36m x 5.59m (11'0" x 18'4")

Study 3m x 2.32m (9'10" x 7'7")

Dining Room 3.37m x 3.09m (11'1" x 10'1")



Kitchen Diner 3.43m x 3.91m (11'4" x 12'10")

Utility Room 3.48m x 1.82m (11'5" x 6'0")

Landing

Bedroom One 3.42m x 3.13m (11'2" x 10'4")

En-Suite 1.68m x 1.84m (5'6" x 6'0")



Bedroom Two 3.46m x 3.11m (11'5" x 10'2")

Bedroom Three 3m x 2.51m (9'10" x 8'2")

Bedroom Four 3.03m x 2.46m (9'11" x 8'1")

Family Bathroom 2.24m x 2.01m (7'4" x 6'7")

Garage

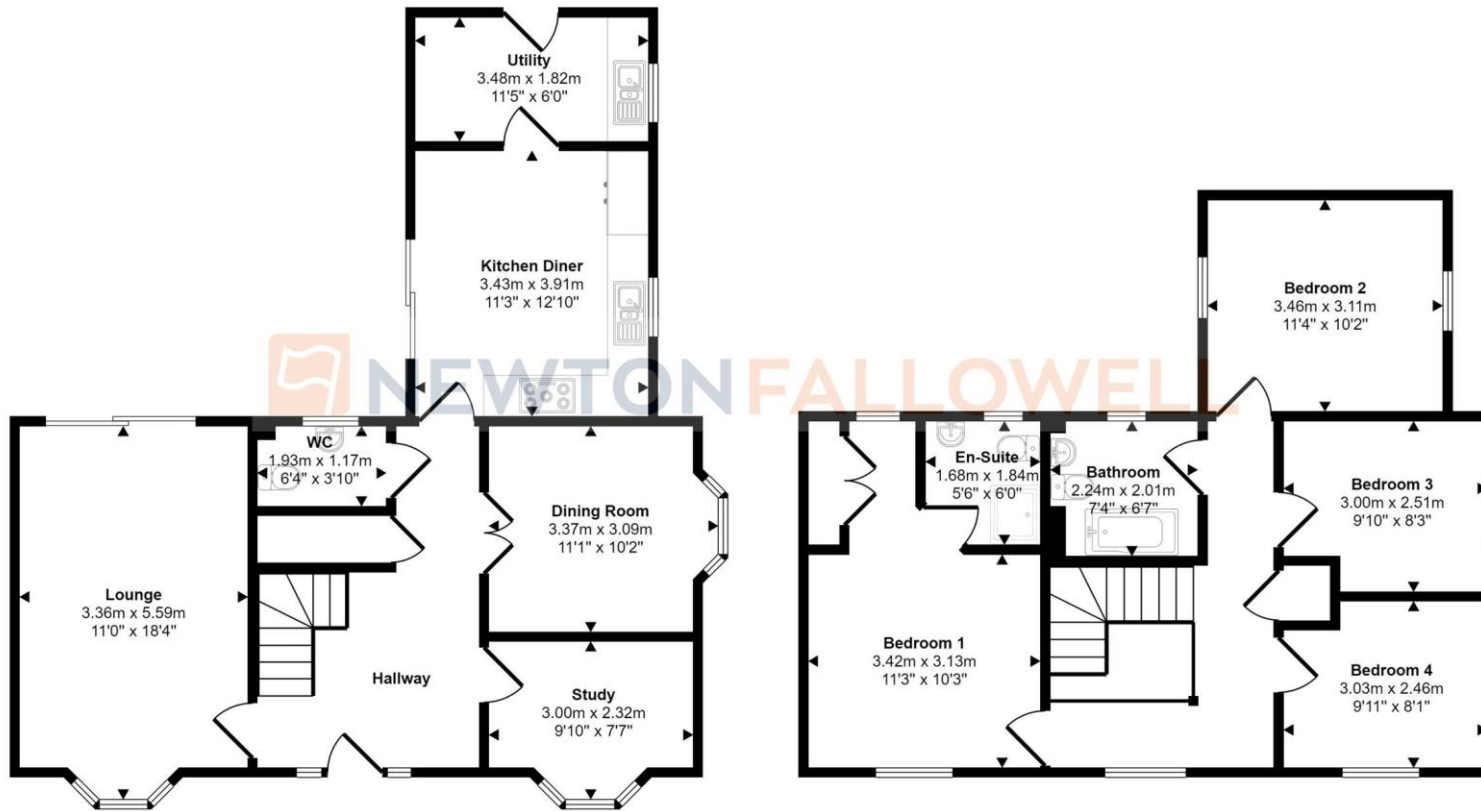








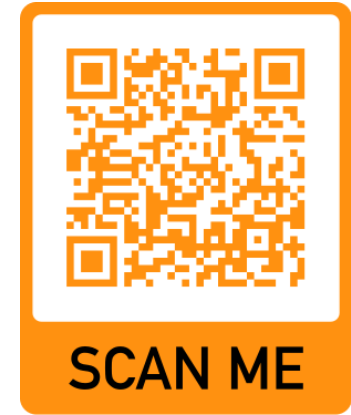
Approx Gross Internal Area  
136 sq m / 1464 sq ft



Ground Floor  
Approx 73 sq m / 790 sq ft

First Floor  
Approx 63 sq m / 674 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: E

**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.