



 NEWTON FALLOWELL

6 Grange Avenue, Dogsthorpe, Peterborough, PE1 4HH

 **NEWTON FALLOWELL**

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## Key Features

- Bay-Fronted Detached Family Home
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- Recently Re-Fitted Kitchen
- Four-Piece Bathroom & Downstairs WC
- GENEROUS SOUTH-FACING REAR GARDEN
- GARAGE & DRIVEWAY
- EPC Rating D
- Freehold

£340,000





This bay-fronted detached family home benefits from THREE BEDROOMS and THREE RECEPTION ROOMS, as well as a GARAGE and a GENEROUS SOUTH-FACING GARDEN to the rear OFFERING POTENTIAL FOR EXTENSION. The accommodation comprises of an entrance hall, useful downstairs WC, bay-fronted lounge, dining room, conservatory, recently re-fitted kitchen, with three bedrooms located upstairs alongside a four-piece family bathroom. Outside there is driveway parking to the front aspect with side gated access leading onto the garage, alongside a generous south-facing garden being located to the rear.

Upon entering the home, the entrance hall separates the majority of the ground floor accommodation including the useful downstairs WC. Three reception rooms can be found to the left-hand side of the home, with the bay-fronted lounge to the front of the home and the dining room leading to the conservatory to the rear. The kitchen is also positioned to the rear, which has been recently re-fitted by the current owners and hosts an array of work surface and cupboard storage, as well as integrated and freestanding appliance spaces. The first floor landing separates three bedrooms and the family bathroom, with the latter boasting a four-piece suite to include both bath and shower cubicle.



Outside there is a gravelled driveway to the front aspect providing off-road parking for multiple vehicles, with side gated access leading onto the garage. The rear garden is generous and south-facing, offering privacy to the rear, patio seating, lawn and POTENTIAL FOR EXTENSION (subject to planning permission).



Entrance Hall

WC

Lounge 4.07m x 4.24m (13'5" x 13'11")

Dining Room 3.56m x 3.54m (11'8" x 11'7")

Conservatory 3.17m x 2.91m (10'5" x 9'6")



Kitchen 2.5m x 5.05m (8'2" x 16'7")

Landing

Bedroom One 3.71m x 4.24m (12'2" x 13'11")

Bedroom Two 3.66m x 4.36m (12'0" x 14'4")



Bedroom Three 2.34m x 2.26m (7'8" x 7'5")

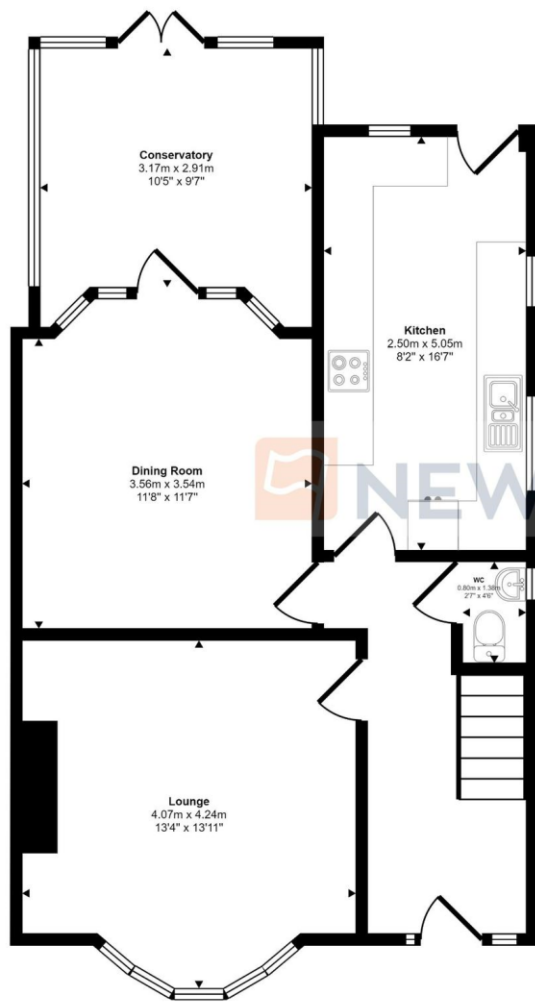
Family Bathroom 2.4m x 2.58m (7'11" x 8'6")

Garage 2.65m x 5.1m (8'8" x 16'8")

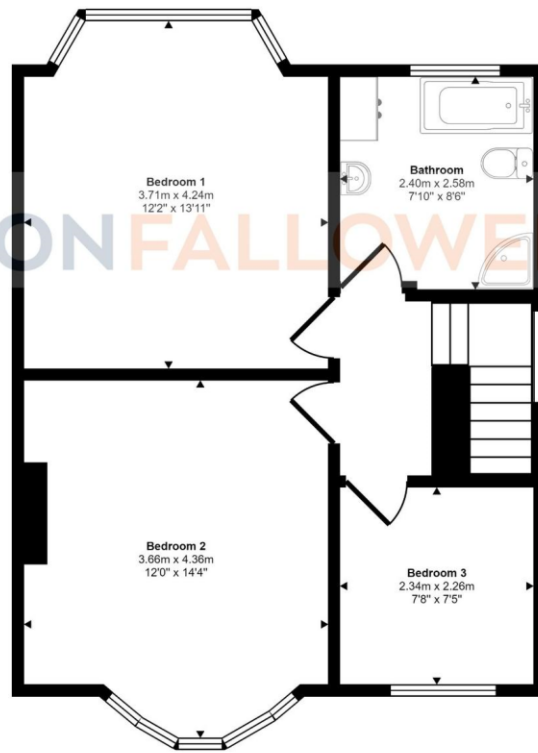




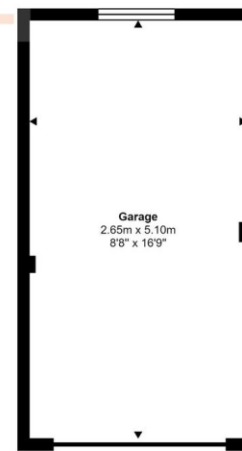
Approx Gross Internal Area  
125 sq m / 1349 sq ft



Ground Floor  
Approx 64 sq m / 684 sq ft



First Floor  
Approx 48 sq m / 519 sq ft



Garage  
Approx 14 sq m / 146 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.



SCAN ME

**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.