



 NEWTON FALLOWELL

9 Spinney Walk, Longthorpe, Peterborough, PE3 9NR

 **NEWTON FALLOWELL**

4 2 1

Key Features

- Detached Family Home in Popular Area
- FOUR BEDROOMS
- Lounge Diner & Breakfast Kitchen
- Downstairs Shower Room & Upstairs Bathroom
- GARAGE & DRIVEWAY TO REAR
- SOUTH-FACING REAR GARDEN
- NO ONWARD CHAIN
- EPC Rating TBC
- Freehold

£425,000





This detached family home is positioned within the desirable area of Longthorpe being sold with NO ONWARD CHAIN and offering FOUR BEDROOMS, with a GARAGE and SOUTH-FACING GARDEN to the rear. The accommodation comprises of an entrance hall, spacious lounge diner, breakfast kitchen, downstairs shower room, upstairs family bathroom and four bedrooms, with two of the bedrooms hosting useful built-in storage. Outside the property benefits from driveway parking and a garage to the rear accessed from Nathan Close, with double gates providing vehicular or pedestrian access onto the rear garden, which is south-facing and benefits from patio seating area, summer house and lawn. Spinney Walk is accessible via foot from either Harewood Gardens or Apsley Way, with the property overlooking Longthorpe Primary School's playing fields to the front aspect.

Entrance Hall

Lounge Diner 5.08m x 7.25m (16'8" x 23'10")

Breakfast Kitchen 4.01m x 3.28m (13'2" x 10'10")

Shower Room 1.11m x 2.21m (3'7" x 7'4")

Landing

Bedroom One 2.93m x 3.76m (9'7" x 12'4")

Bedroom Two 2.94m x 3.32m (9'7" x 10'11")

Bedroom Three 2.91m x 3.12m (9'6" x 10'2")

Bedroom Four 2.23m x 2.34m (7'4" x 7'8")

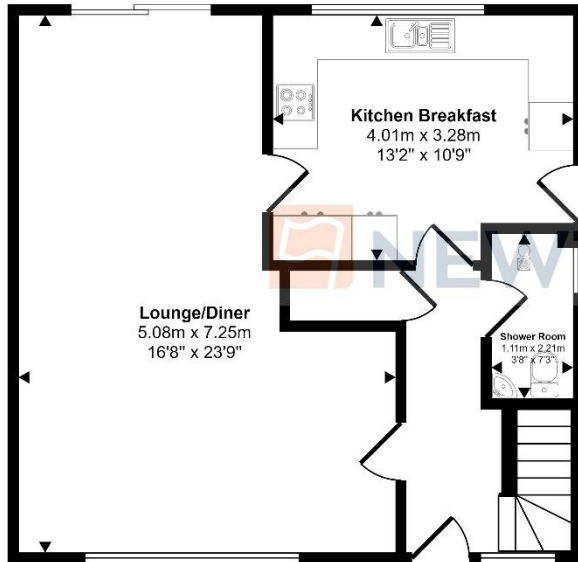
Family Bathroom 1.99m x 2.29m (6'6" x 7'6")

Garage 2.62m x 5.25m (8'7" x 17'2")

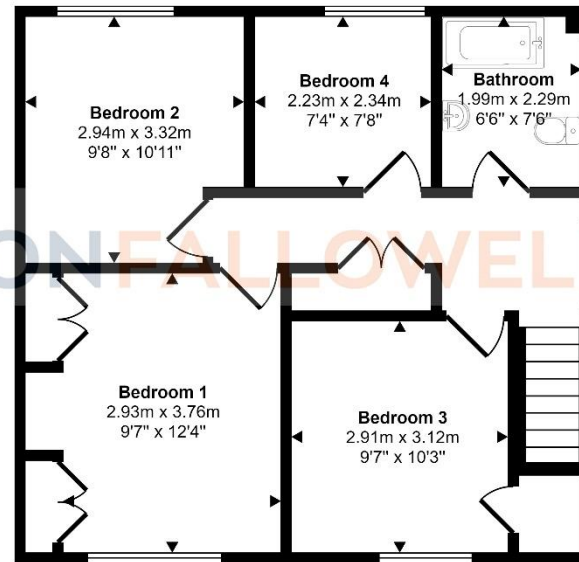


SCAN ME

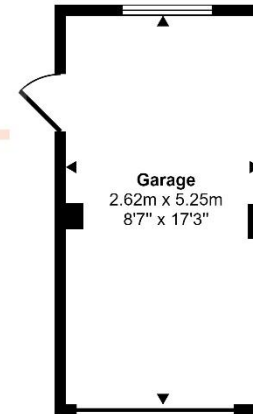
Approx Gross Internal Area
122 sq m / 1312 sq ft



Ground Floor
Approx 54 sq m / 581 sq ft



First Floor
Approx 54 sq m / 582 sq ft



Garage
Approx 14 sq m / 148 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: D

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.