



 **NEWTON**
FALLOWELL

41 Paston Lane, Walton, Peterborough, PE4 6HA

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Key Features

- Spacious Detached Bungalow
- GENEROUS PLOT
- THREE BEDROOMS
- Spacious Lounge Diner & Kitchen
- Contemporary Shower Room
- GARAGE & DRIVEWAY
- Walking Distance to Amenities
- EPC Rating C
- Freehold

£330,000





This spacious detached bungalow is situated on a **GENEROUS PLOT** with **POTENTIAL TO EXTEND (STPP)** offering **GARAGE**, driveway and gardens to side and rear. Within walking distance of amenities to include the popular Brotherhood retail shopping park making shopping and dining a breeze, families will appreciate the proximity to junior and secondary schools, as well as local pubs and restaurants for socializing. The community centre and church are nearby, fostering a friendly neighbourhood atmosphere. Plus, with Itter Park just a 15-minute walk away, you can enjoy beautiful green spaces and recreational activities. A perfect blend of convenience and comfort! There is a direct train to London's Kings Cross from Peterborough Train Station.

The deceptively spacious accommodation comprises of an entrance hall, spacious lounge diner to the front of the home, kitchen, contemporary shower room, **THREE BEDROOMS** and an additional breakfast room located between the kitchen and bedroom three, which is flexible in its use. Outside there is driveway parking for multiple vehicles leading to the garage, with generous gardens to side and rear offering potential for extension (subject to planning permission).





Entrance Hall

Lounge Diner 4.86m x 5.76m (15'11" x 18'11")

Kitchen 5.26m x 2.4m (17'4" x 7'11")

Bedroom One 3.5m x 3.53m (11'6" x 11'7")

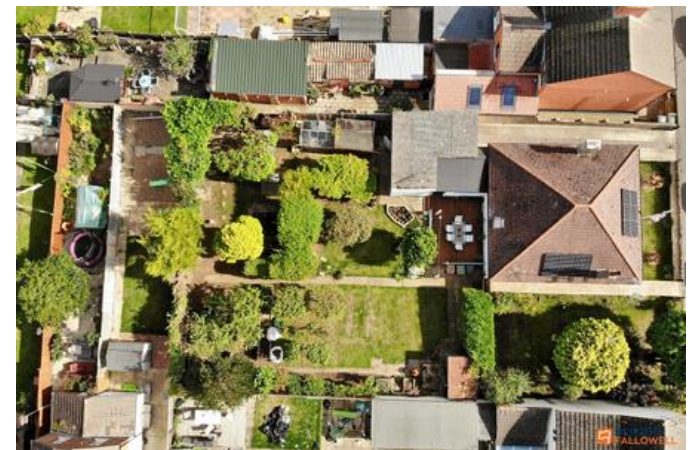
Bedroom Two 3.55m x 3.2m (11'7" x 10'6")

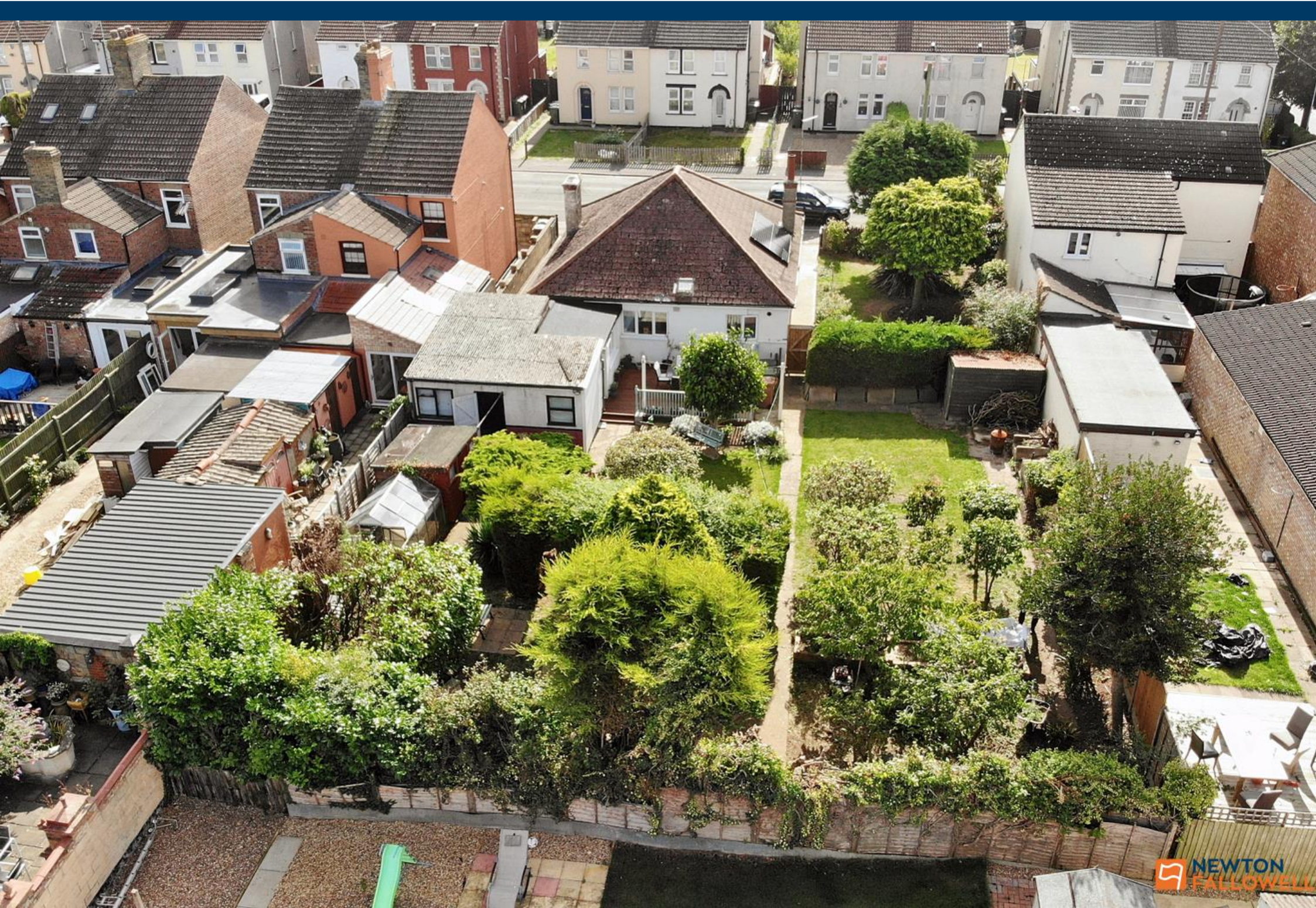
Hallway 1.94m x 4.06m (6'5" x 13'4")

Bedroom Three 1.89m x 2.65m (6'2" x 8'8")

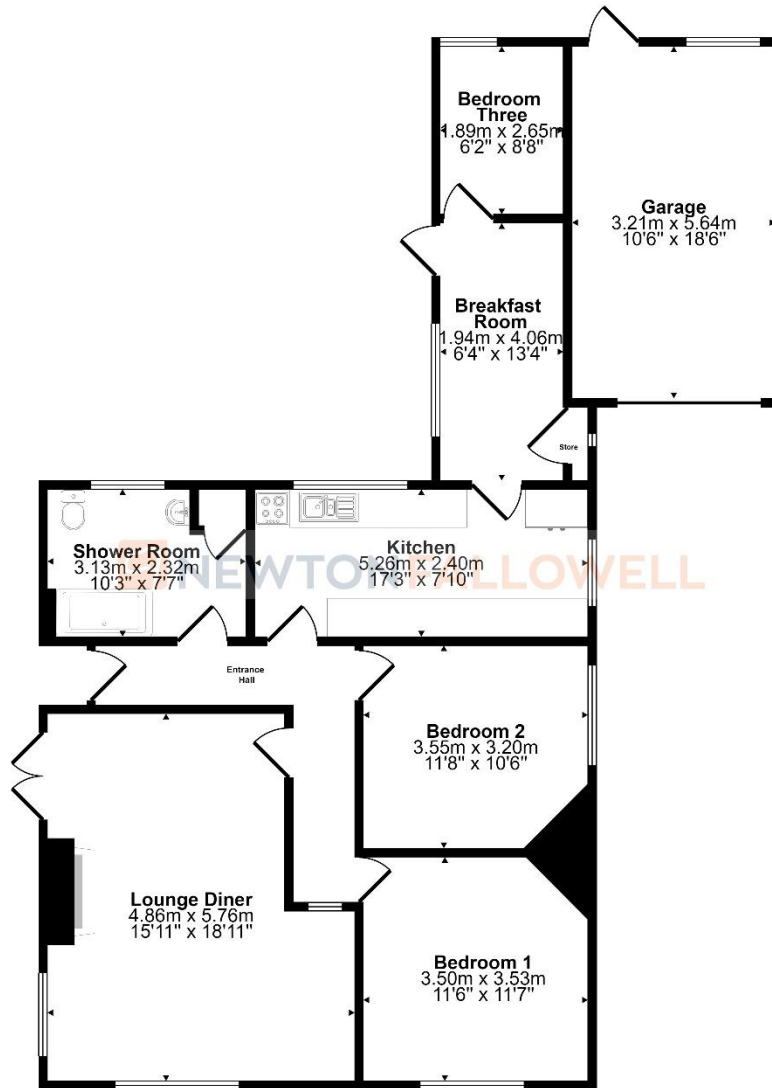
Shower Room 3.13m x 2.32m (10'4" x 7'7")

Garage 3.21m x 5.64m (10'6" x 18'6")





Approx Gross Internal Area
112 sq m / 1201 sq ft



Floorplan

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.

