



 NEWTON
FALLOWELL

19 Norton Road, Dogsthorpe, Peterborough, PE1 3DX

 **NEWTON FALLOWELL**

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Key Features

- Semi-Detached Family Home
- THREE BEDROOMS
- RECENTLY RE-FITTED KITCHEN & BATHROOM
- TWO RECEPTION ROOMS
- Driveway Parking
- Generous Rear Garden
- NO ONWARD CHAIN
- EPC Rating D
- Freehold

OIEO £220,000





This well-presented THREE BEDROOM SEMI DETACHED family home has been thoughtfully updated and is offered for sale with the added benefit of NO ONWARD CHAIN. The property has undergone significant improvements, including recently RE-FITTED KITCHEN AND BATHROOM installations, ensuring a modern and comfortable living environment for its new owners.

Upon entering the home, you are greeted by a welcoming entrance hall that leads into two generously sized reception rooms. The lounge, positioned at the front of the property, is a bright and airy space, ideal for relaxing or entertaining. The dining room, located towards the rear, provides a versatile space that could easily be adapted for various uses, whether as a formal dining area or a family room. The heart of the home is the recently re-fitted kitchen, which has been designed with both style and functionality in mind. The kitchen also provides convenient access to the rear garden, perfect for outdoor dining or entertaining.

The first-floor landing offers a spacious and functional layout, separating three well-proportioned bedrooms. The recently re-fitted family bathroom is stylish and contemporary, featuring high-quality fixtures and fittings. Additionally, there is a separate, recently updated WC for added convenience. Further enhancing the appeal of the property, a recently re-fitted boiler ensures the home is energy-efficient and offers peace of mind for the new owners.

Externally, the property benefits from driveway parking to the front, providing off-road parking for multiple vehicles. To the rear, you will find a generous garden, offering a private outdoor space ideal for family activities, gardening, or simply enjoying the outdoors.

This well-maintained home combines modern comforts with functional living spaces, making it an excellent choice for families or those looking to move into a desirable location with all the conveniences of contemporary living.

Porch

Entrance Hall

Lounge 3.36m x 4.11m (11'0" x 13'6")

Dining Room 3.04m x 3.79m (10'0" x 12'5")

Kitchen 2.27m x 2.66m (7'5" x 8'8")

Landing

Bedroom One 3.38m x 4.22m (11'1" x 13'10")

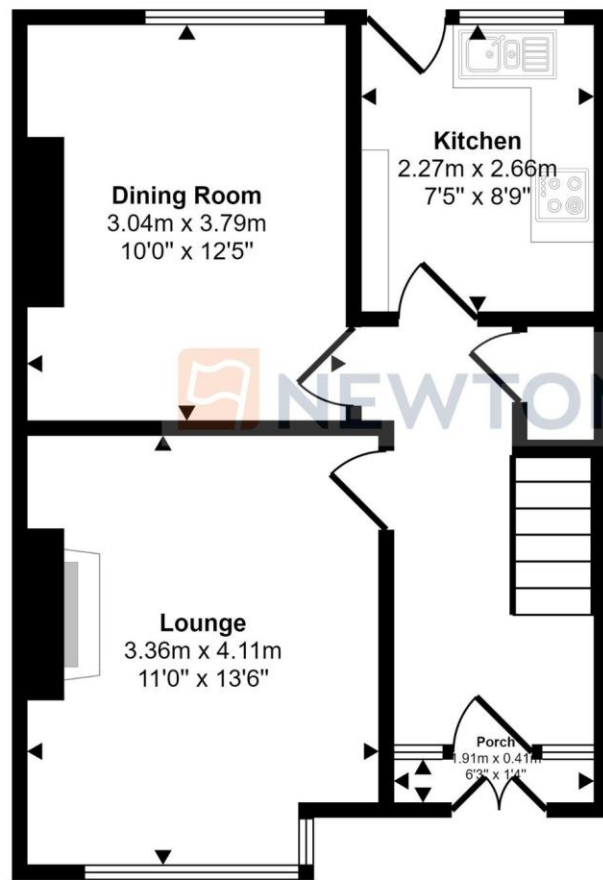
Bedroom Two 2.91m x 3.77m (9'6" x 12'5")

Bedroom Three 1.94m x 2.09m (6'5" x 6'11")

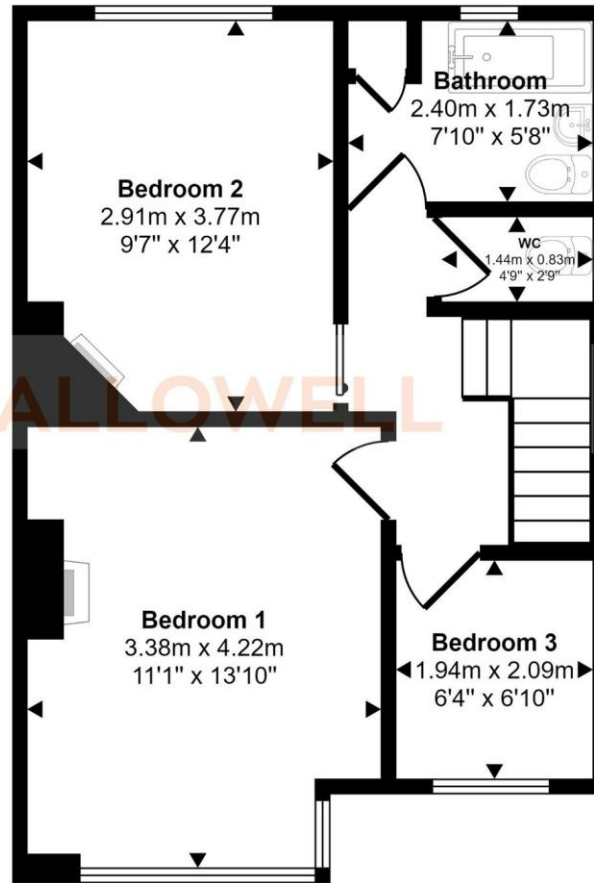
Family Bathroom 2.40m x 1.73m (7'11" x 5'8")

WC 1.44m x 0.83m (4'8" x 2'8")

Approx Gross Internal Area
84 sq m / 900 sq ft



Ground Floor
Approx 42 sq m / 450 sq ft



First Floor
Approx 42 sq m / 450 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: 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.

