



 **NEWTON**
FALLOWELL

13 Hardwick Court, Longthorpe, Peterborough, PE3 9PW

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3 2 1

Key Features

- DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- OVER 1/4 ACRE OF LAND
- NO ONWARD CHAIN
- DOUBLE GARAGE & EXTENSIVE PARKING AVAILABILITY
- Family Bathroom & Shower Room
- Enclosed Private Garden
- EPC rating D
- Freehold

£450,000





This three bedroom detached bungalow with a double garage and parking spaces for numerous vehicles is set in just over 1/4 Acre which has potential for extensions (STPP). The property is in a perfect location close to The Peterborough School, Ferry Meadows, Peterborough Train Station and various local amenities, it is made to be a family home.

The property comprises of a porch with access into the entrance hall, which then leads you to the lounge diner that flows into the kitchen. The kitchen then leads you into the rear spacious garden. From the entrance hall you will have access to **THREE DOUBLE BEDROOMS**, a shower room/utility room and a family bathroom.

Outside you have an easy to maintain rear garden with lawn and patio seating area, there is a double garage set to the side of this property offering off road parking for numerous vehicles to the front. This would make an ideal family home, so do not delay, contact the office today to schedule your viewing in.





Porch 2.99m x 1.82m (9'10" x 6'0")

Entrance Hall

Lounge/Diner 6.31m x 6.5m (20'8" x 21'4")

Kitchen 3.46m x 4.14m (11'5" x 13'7")

Bedroom 1 3.73m x 4.19m (12'2" x 13'8")

Bedroom 2 3.81m x 3.01m (12'6" x 9'11")

Bedroom 3 2.95m x 2.35m (9'8" x 7'8")

Bathroom 2.78m x 2.07m (9'1" x 6'10")

Shower Room/Utility Room 1.98m x 1.81m (6'6" x 5'11")

Double Garage





COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: E

AGENTS NOTE:

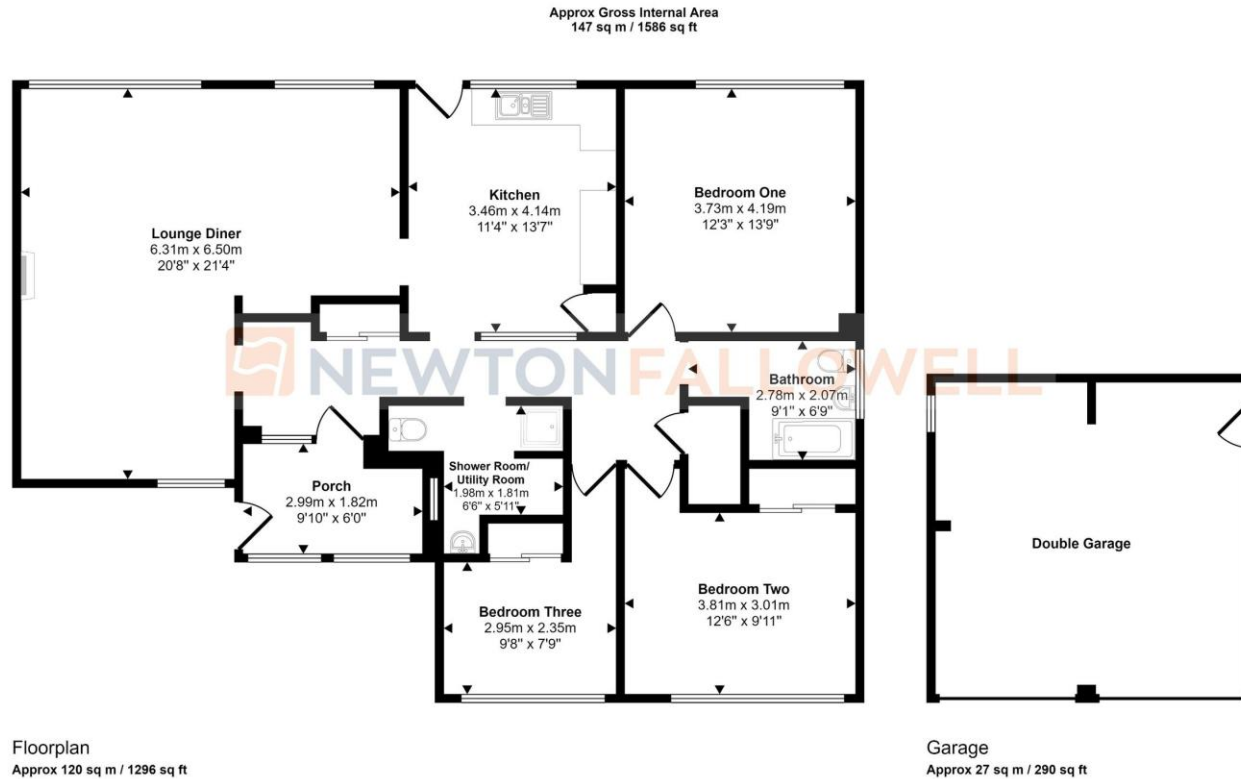
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are 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.



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.

