



 **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

Guide Price £375,000 - £400,000





This impressive three-bedroom detached bungalow, situated on a generous plot of just over 1/4 acre, presents a fantastic opportunity for a growing family. The property offers significant potential for future extensions (STPP), making it an attractive proposition for those looking to create their ideal home. A double garage is positioned to the side of the property, complemented by off-road parking spaces for several vehicles, ensuring ample parking and convenience for both residents and guests. The location is superb, with close proximity to The Peterborough School, Ferry Meadows, and Peterborough Train Station, providing easy access to both local amenities and transport links. This property is perfectly positioned to meet the needs of modern family living, combining a peaceful residential setting with the convenience of nearby facilities.

Upon entry, you are welcomed into a spacious porch, leading into a bright and airy entrance hall. From here, the inviting lounge/diner is easily accessible. The lounge flows seamlessly into the kitchen, which is well-equipped and provides access to the expansive rear garden, ideal for outdoor activities, gardening, or relaxation.

The property offers three generously sized double bedrooms. In addition to the bedrooms, the home includes a well-appointed shower room/utility room, perfect for added convenience, as well as a family bathroom featuring modern fixtures.

Externally, the rear garden is designed for ease of maintenance, featuring a well-kept lawn and a patio area perfect for outdoor seating or dining. The large double garage offers secure storage space, and the driveway provides ample off-road parking for several vehicles, ensuring that space is never a concern. This property is an excellent choice for families seeking a well-located, spacious, and versatile home. With potential for further development and ample outdoor space, it offers both immediate comfort and long-term potential. Do not miss the opportunity to view this property—contact the office today to schedule an appointment.





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")

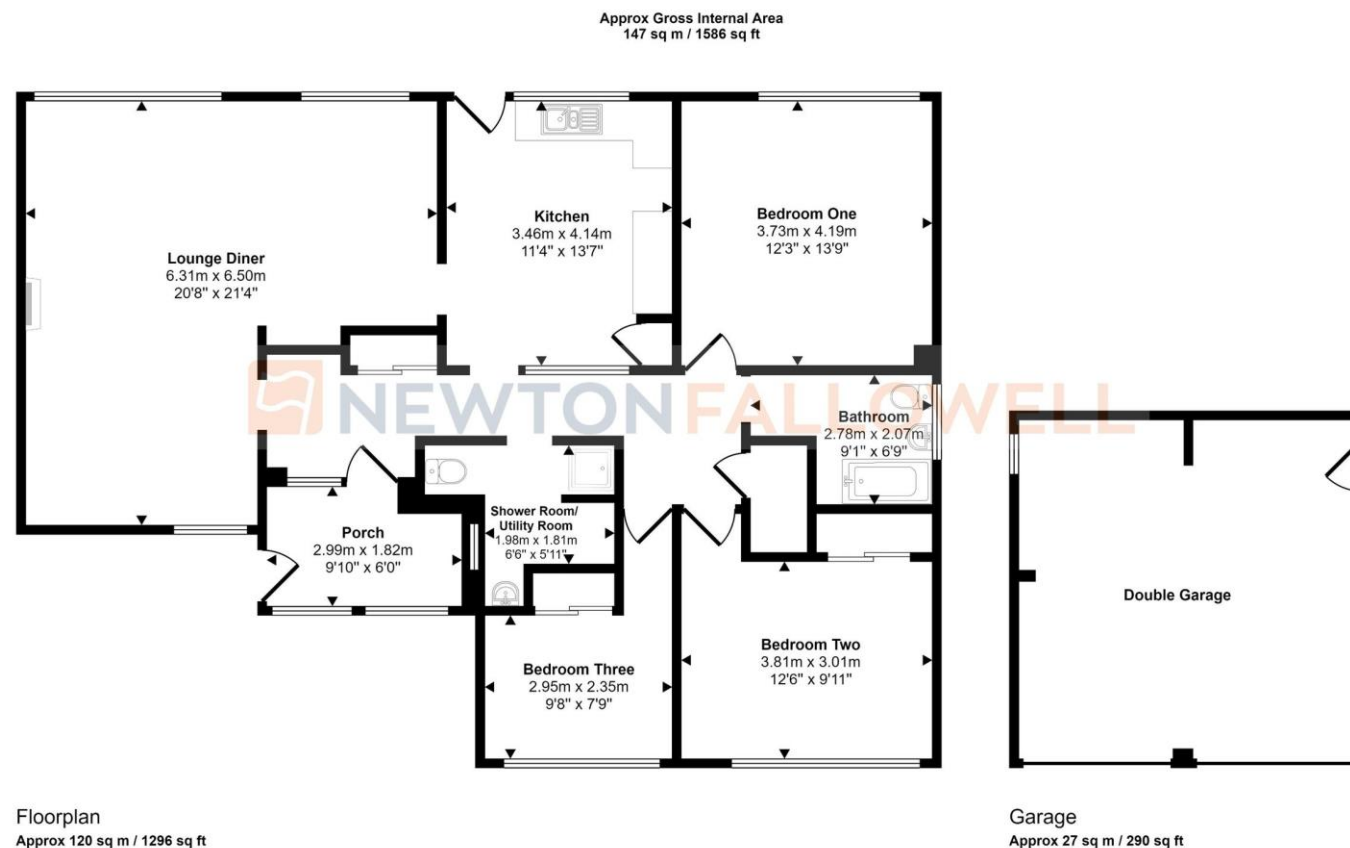


Shower Room/Utility Room 1.98m x 1.81m (6'6" x 5'11")

Double Garage







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: 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.



SCAN ME