



 **NEWTON**  
FALLOWELL

4 Stokesay Court, Longthorpe, Peterborough, PE3 6SL

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## Key Features

- Semi-Detached House
- THREE BEDROOMS
- Modern Kitchen Lounge Diner
- Enclosed Rear Garden
- Contemporary Family Bathroom
- Conservatory
- Garage
- EPC Rating C
- Freehold

**£250,000**





This charming THREE BEDROOM semi-detached family home, complete with TWO RECEPTION rooms and a GARAGE, is located in the picturesque village of Longthorpe. It is conveniently situated near schools and local amenities, and is within walking distance of Peterborough Train Station, providing access to Kings Cross in just 50 minutes.

Upon entering through a welcoming porch, you step into a modern, spacious lounge/diner with an adjoining kitchen that features a useful utility and WC room. The contemporary kitchen includes an integrated dishwasher and fridge, as well as a breakfast bar. From the lounge, you have access to a conservatory with patio doors that lead to a patio area in the enclosed rear garden, which is set to gravel for easy maintenance.

On the first floor, you will find three well-proportioned bedrooms along with a contemporary family bathroom. To the front of the property, there is a garage for additional storage or parking.

This property offers a perfect blend of modern living and village charm. For more information or to arrange a viewing, please contact us today.

Porch

Kitchen-Lounge Diner 4.91m x 7.2m (16'1" x 23'7")

Conservatory 2.45m x 3.08m (8'0" x 10'1")

Utility/WC Room 1.81m x 3.3m (5'11" x 10'10")

Landing

Bathroom 1m x 1.67m (3'4" x 5'6")

Bedroom 1 2.93m x 4.02m (9'7" x 13'2")

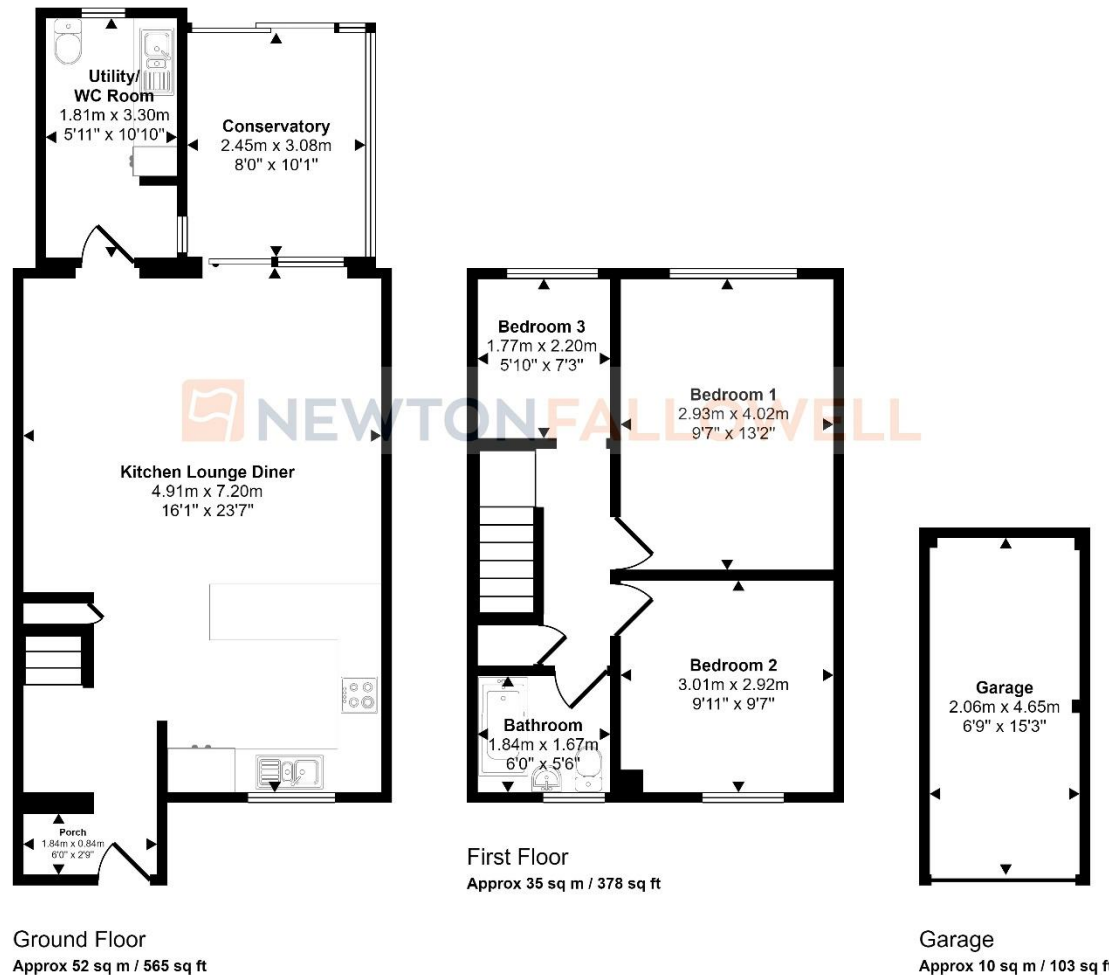
Bedroom 2 3.01m x 2.92m (9'11" x 9'7")

Bedroom 3 1.77m x 2.2m (5'10" x 7'2")

Garage 2.06m x 4.65m (6'10" x 15'4")



Approx Gross Internal Area  
97 sq m / 1045 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.



SCAN ME