



 **NEWTON  
FALLOWELL**

59 Bowness Way, Gunthorpe, Peterborough, PE4 7NG

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## Key Features

- DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- Enclosed Rear Garden
- Bathroom and Downstairs WC
- Close to local amenities and schools
- Off Road Parking leading to garage
- EPC Rating D
- Freehold

Guide Price £240,000 - £250,000







This beautifully presented detached family home boasts a generous layout, offering three well-proportioned bedrooms, a conservatory, a garage, and off-road parking for up to two vehicles. Ideally situated, the property is within close proximity to three reputable primary schools, and it benefits from excellent transport links with easy access to the parkway, making it a convenient choice for commuters and families alike.

Upon entering the property, you are greeted by a welcoming entrance hall, which provides access to the ground floor rooms. The downstairs includes a convenient WC, the spacious lounge offers a bright and airy atmosphere. Adjacent to the lounge, the kitchen/diner provides ample space for dining and modern cooking facilities. The kitchen leads to the conservatory, which further enhances the living space and provides an ideal setting for enjoying the garden views throughout the year.

On the first floor, there are three well-sized bedrooms. The family bathroom is well-appointed, featuring a modern three-piece white suite, including a bath with an overhead shower, a toilet, and a washbasin.

Externally, the property benefits from a private garden that offers both a paved patio area and a well-maintained lawn, providing a safe and enjoyable space for children to play or for hosting family gatherings. To the front of the property, there is off-road parking for two vehicles, along with a garage for additional storage or parking.

This home is ideal for those seeking a well-maintained, spacious property in a highly sought-after location with excellent amenities and transport links nearby.

Entrance Hall

WC 0.86m x 1.84m (2'10" x 6'0")

Lounge 4m x 4.62m (13'1" x 15'2")

Kitchen/Diner 2.55m x 4.52m (8'5" x 14'10")

Conservatory 2.91m x 2.87m (9'6" x 9'5")

Landing

Bedroom One 3.32m x 2.67m (10'11" x 8'10")

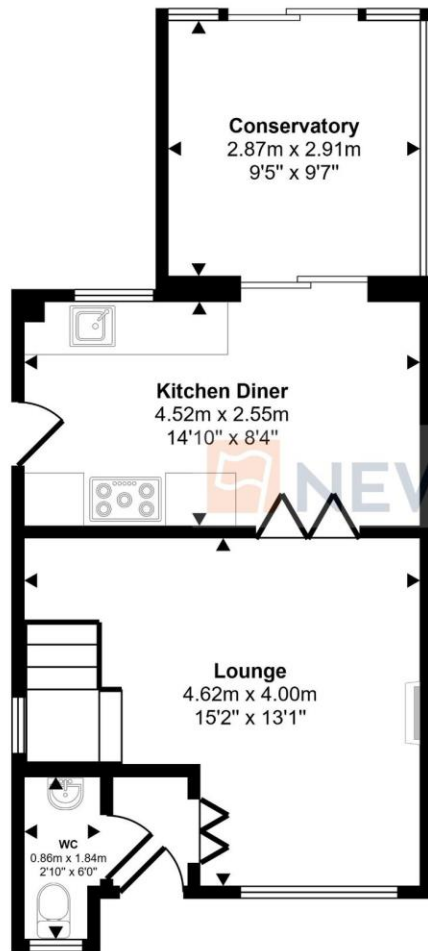
Bedroom Two 2.9m x 2.56m (9'6" x 8'5")

Bedroom Three 1.93m x 1.88m (6'4" x 6'2")

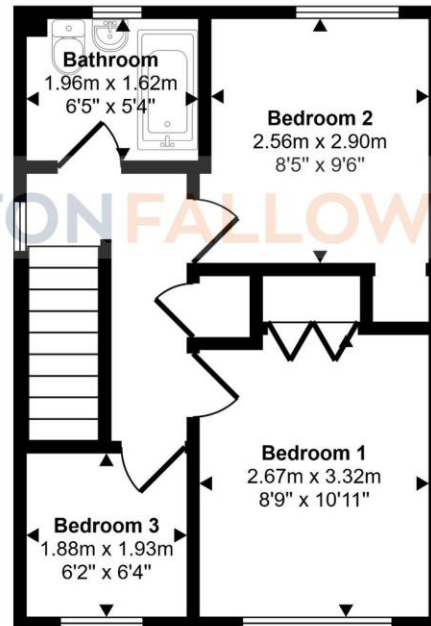
Bathroom 1.62m x 1.96m (5'4" x 6'5")

Garage 4.55m x 2.32m (14'11" x 7'7")

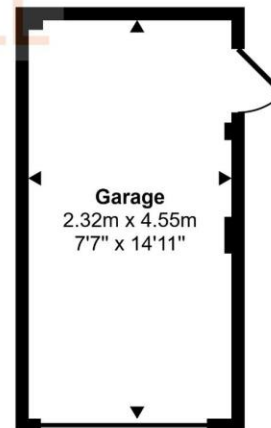
Approx Gross Internal Area  
81 sq m / 872 sq ft



Ground Floor  
Approx 40 sq m / 428 sq ft



First Floor  
Approx 31 sq m / 330 sq ft



Garage  
Approx 11 sq m / 113 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: C

#### 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.



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