



71 Goodacre, Orton Goldhay, Peterborough, PE2 5LZ

 **NEWTON FALLOWELL**





## Key Features

- DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- NO ONWARD CHAIN
- Off Road Parking leading to electric garage
- Three Piece Family Bathroom
- Enclosed Rear Garden
- EPC Rating D
- Freehold

£310,000







We are delighted to offer for sale this attractive detached family home, featuring three double bedrooms and offered with no onward chain. This well-maintained property offers a perfect balance of space and functionality, making it an ideal choice for families seeking a comfortable home.

Upon entering, you are greeted by a spacious entrance hall, leading to the large lounge, which provides a welcoming space for relaxation. Adjacent to the lounge is a separate dining room, perfect for family meals or entertaining guests. The kitchen is well-appointed and offers ample storage and workspace, with space for modern appliances. Additionally, there is a convenient downstairs WC, ideal for guests and daily use.

The first floor comprises three generously sized double bedrooms, each offering plenty of natural light and built-in storage options. The family bathroom is fitted with a modern three-piece suite, including a bath with a shower overhead, providing both comfort and convenience for family living.

Externally, the property benefits from an easily manageable, private garden that is mainly laid to lawn, providing an ideal space for outdoor activities. The garden wraps around the side of the house and includes a patio area, perfect for al fresco dining or relaxation. To the front of the property, there is a driveway that provides off-street parking and leads to an electric garage, offering additional storage and parking space.

This home is ideally located in a desirable residential area and offers the perfect opportunity for family living. We highly recommend scheduling a viewing to fully appreciate the size and quality of this property. Please contact us today to arrange your viewing.



Entrance Hall

Kitchen 2.33m x 2.68m (7'7" x 8'10")

Dining Room 3.19m x 2.65m (10'6" x 8'8")

Lounge 3.67m x 3.64m (12'0" x 11'11")

WC 1m x 1.48m (3'4" x 4'11")

Inner Hall

Garage 5.08m x 2.44m (16'8" x 8'0")

Landing

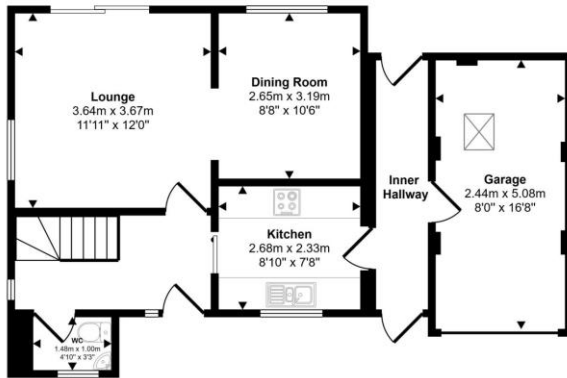
Bedroom One 3.8m x 2.86m (12'6" x 9'5")

Bedroom Two 2.84m x 3.46m (9'4" x 11'5")

Bedroom Three 2.69m x 2.61m (8'10" x 8'7")

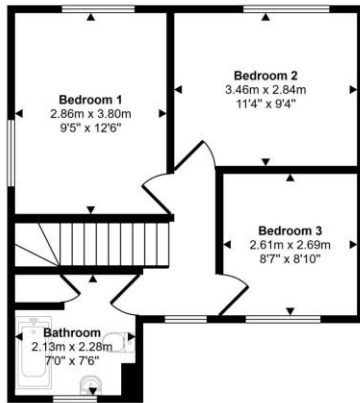
Bathroom 2.28m x 2.13m (7'6" x 7'0")

Approx Gross Internal Area  
97 sq m / 1045 sq ft



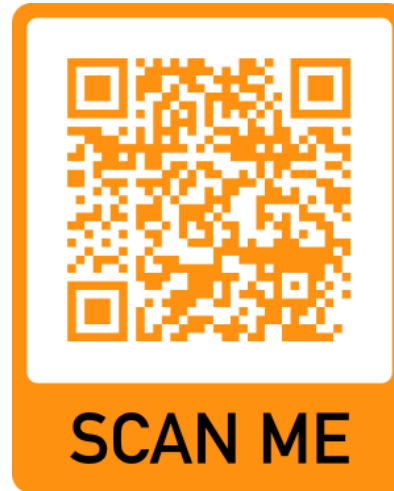
Ground Floor  
Approx 57 sq m / 615 sq ft

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First Floor  
Approx 40 sq m / 429 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.