



 **NEWTON**
FALLOWELL

78 Linkside, Bretton, Peterborough, PE3 8PA

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Key Features

- EXTENDED DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- Kitchen Diner Overlooking Garden
- Downstairs WC & Upstairs Bathroom
- EXTENSIVE DRIVEWAY & GARAGE
- GENEROUS SOUTH-FACING REAR GARDEN
- EPC Rating TBC
- Freehold

£375,000





An EXTENDED detached 1930's family home sat on a NO-THROUGH ROAD POSITION benefiting from a GENEROUS SOUTH-FACING REAR GARDEN offering potential for further extension (STPP), an EXTENSIVE DRIVEWAY & GARAGE, as well as THREE DOUBLE BEDROOMS and TWO RECEPTION ROOMS.

Upon entering the home, you are greeted by an entrance porch that leads into the centralised entrance hall, which separates the ground floor accommodation. There are two reception rooms, with the spacious lounge found to the rear hosting patio doors onto the rear garden, whilst the sitting room is located to the front and provides potential to be utilised as a further living, dining or working area. The kitchen diner is positioned to the rear of the home and boasts further space to dine, ample work surface and cupboard storage, as well as the enviable view of the garden. In addition, a convenient downstairs WC and a store room are also located to the ground floor, accessible from the entrance hall.

The first floor landing separates three well-balanced double bedrooms, with one of the bedrooms benefiting from built-in storage. The family bathroom completes the accommodation and hosts a three-piece white suite with a shower over the bath.

Outside there is driveway parking for multiple vehicles to the front aspect leading to the garage, which benefits from double doors to the front and an additional personnel door accessible from the rear garden. The generous rear garden is south-facing and boasts a vast lawn, patio seating and space for a shed and greenhouse.

Entrance Porch

Entrance Hall

Sitting Room 3.38m x 3.12m (11'1" x 10'2")

Kitchen Diner 3.31m x 4.24m (10'11" x 13'11")

Lounge 6.81m x 3.4m (22'4" x 11'2")

WC 1.48m x 1.99m (4'11" x 6'6")

Store

Landing

Bedroom One 4.52m x 3.38m (14'10" x 11'1")

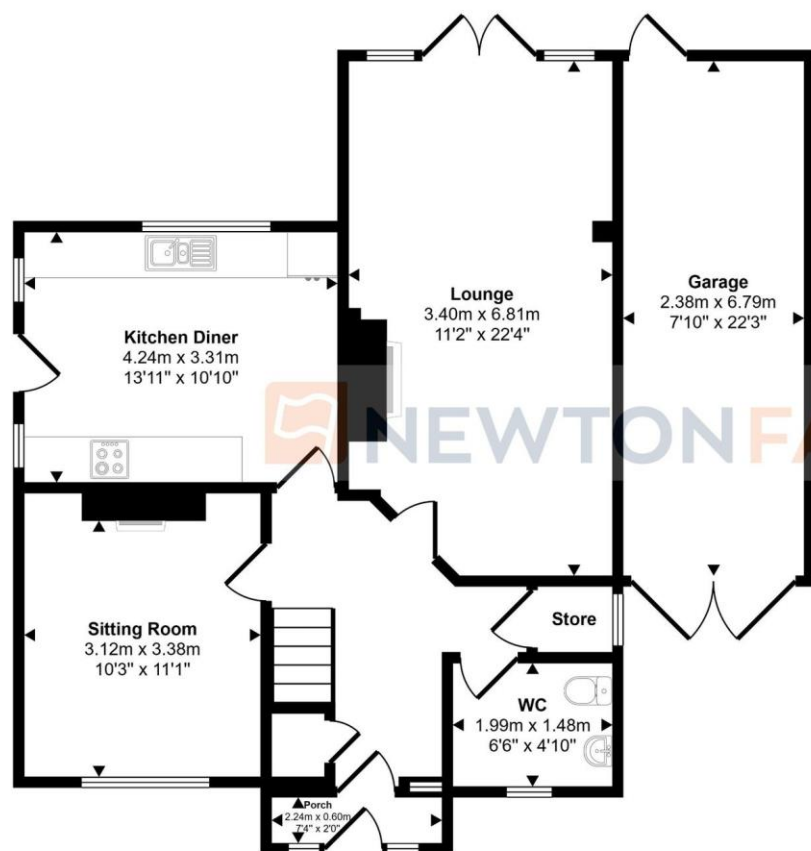
Bedroom Two 3.34m x 4.18m (11'0" x 13'8")

Bedroom Three 3.41m x 3.12m (11'2" x 10'2")

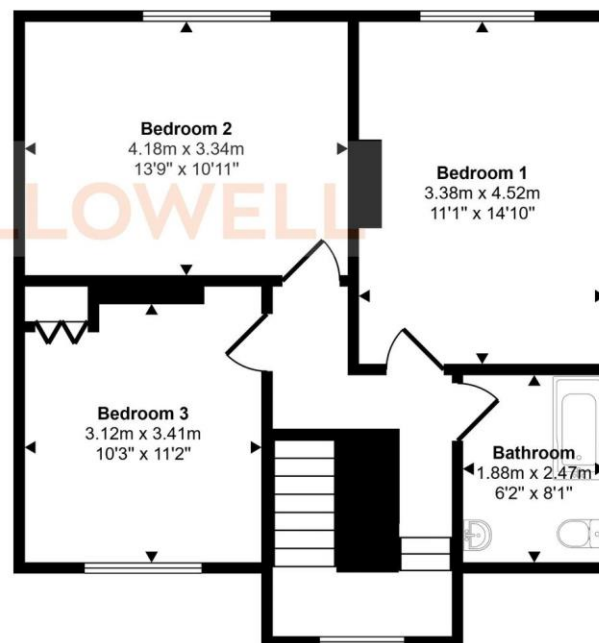
Family Bathroom 2.47m x 1.88m (8'1" x 6'2")

Garage 6.79m x 2.38m (22'4" x 7'10")

Approx Gross Internal Area
139 sq m / 1501 sq ft



Ground Floor
Approx 82 sq m / 885 sq ft



First Floor
Approx 57 sq m / 616 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: D

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