



 **NEWTON**
FALLOWELL

41 Dickens Street, Peterborough, PE1 5EA

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4 1 2

Key Features

- Deceptively Spacious Semi-Detached Home
- FOUR BEDROOMS INCLUDING LOFT ROOM
- TWO RECEPTION ROOMS & KITCHEN DINER
- Downstairs Bathroom & First Floor WC
- OVERSIZED GARAGE TO THE REAR
- Low Maintenance Rear Garden
- Permit Parking to Front Aspect
- EPC Rating D
- Freehold

Guide Price £240,000 - £260,000





This exceptionally spacious semi-detached home offers a wealth of versatile living space and numerous desirable features. At the rear of the property, an oversized garage provides ample storage and workspace, complementing the four well-proportioned bedrooms, including a loft room that adds valuable additional space. The accommodation is thoughtfully arranged over three levels, offering both functionality and comfort for modern living. Upon entry, you are greeted by a welcoming entrance hall that leads to a bright and spacious bay-fronted lounge situated at the front of the home. This inviting reception room boasts large windows, allowing an abundance of natural light to fill the space. Adjacent to the lounge is a separate dining room, which flows effortlessly into the kitchen area. The kitchen is generously sized, providing ample room for both cooking and casual dining, with sufficient space for a dining table, making it ideal for family meals or entertaining guests.

The ground floor is completed by a well-appointed three-piece family bathroom, offering a bathtub, washbasin, and WC, providing convenient and functional facilities for the household.

The first floor comprises three of the property's four bedrooms, each offering a good amount of space and light. Additionally, a two-piece WC is located on this level, providing further convenience. The loft room, located on the second floor, is accessed via stairs from the first-floor landing. This versatile space can serve a variety of purposes, from a fourth bedroom to a home office, study, or playroom, depending on your needs.

To the front of the property, permit parking is available, ensuring ease of access for residents and guests. A side gate provides access to the rear garden, which has been designed for low maintenance, making it ideal for those seeking a private outdoor space with minimal upkeep. At the far end of the garden, the oversized garage offers an impressive amount of space, perfect for use as a workshop, storage area, or additional parking.

This thoughtfully laid-out home provides an excellent opportunity for families, offering generous living spaces both inside and out, combined with the practicality of an oversized garage and a convenient location.

Entrance Hall

Lounge 3.33m x 4.4m (10'11" x 14'5")

Dining Room 4.39m x 3.55m (14'5" x 11'7")

Kitchen Diner 2.79m x 4m (9'2" x 13'1")

Rear Hall

Family Bathroom 1.77m x 2.4m (5'10" x 7'11")

Landing

Bedroom One 4.5m x 3.64m (14'10" x 11'11")

Bedroom Two 3.32m x 3.67m (10'11" x 12'0")

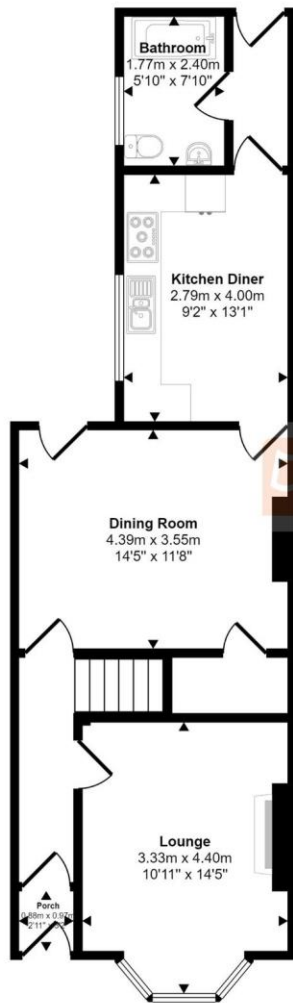
Bedroom Three 2.78m x 2.02m (9'1" x 6'7")

WC

Bedroom Four/Loft Room 4.39m x 6.77m (14'5" x 22'2")

Garage 5.63m x 4.93m (18'6" x 16'2")

Approx Gross Internal Area
162 sq m / 1749 sq ft



Ground Floor
Approx 57 sq m / 615 sq ft

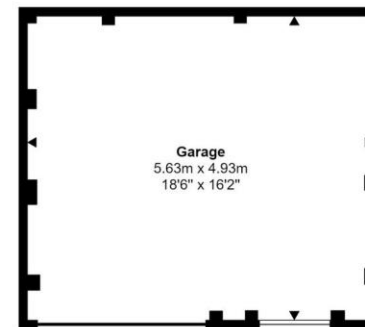
Denotes head height below 1.5m



First Floor
Approx 48 sq m / 512 sq ft



Second Floor
Approx 30 sq m / 323 sq ft



Garage
Approx 28 sq m / 299 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.



SCAN ME

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: A

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.