



NEWTON
FALLOWELL

23 Livermore Green, Werrington, Peterborough, PE4 5DG

 **NEWTON FALLOWELL**

3 1 3

Key Features

- Detached Family Home
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- Family Bathroom & Downstairs WC
- Off Road Parking
- Enclosed Rear Garden
- Close to Local Amenities
- EPC Rating C
- Freehold

£300,000





This impressive THREE BEDROOM detached family home offers ample living space, featuring three reception rooms. The accommodation comprises of entrance hall, lounge, kitchen, dining room, study and useful downstairs WC, with three bedrooms found upstairs alongside the family bathroom. Outside there is a driveway to the front of the home, with an easy to maintain rear garden mainly laid to lawn with patio area.

Upon entering the property, you are welcomed by a spacious entrance hall, which provides access to a generously sized lounge to the left hand side. The lounge benefits from patio doors that open directly into the garden, offering a seamless transition to outdoor living. Continuing through the entrance hall, you are led into a well-appointed kitchen, complete with an integrated oven and space for freestanding appliances. The dining area, which also has a door leading to the garden, flows effortlessly into a versatile study area. Additionally, the ground floor features a convenient downstairs WC.

Ascending to the first floor, the landing separates three bedrooms and the newly refurbished family bathroom which is fitted with a modern three-piece suite, comprising a bath with an over-bath shower, a WC, and a washbasin.

The enclosed rear garden is predominantly laid to lawn, with a patio offering an ideal space for outdoor seating. To the front aspect, there is a driveway parking in addition to further lawn with side gated access leading to the rear.

Entrance Hall

Lounge 6.32m x 3.2m (20'8" x 10'6")

Kitchen 3.43m x 2.32m (11'4" x 7'7")

Dining Room 3.08m x 2.21m (10'1" x 7'4")

Study 1.94m x 2.23m (6'5" x 7'4")

Downstairs WC 1.62m x 0.73m (5'4" x 2'5")

Landing

Bedroom One 3.26m x 3.28m (10'8" x 10'10")

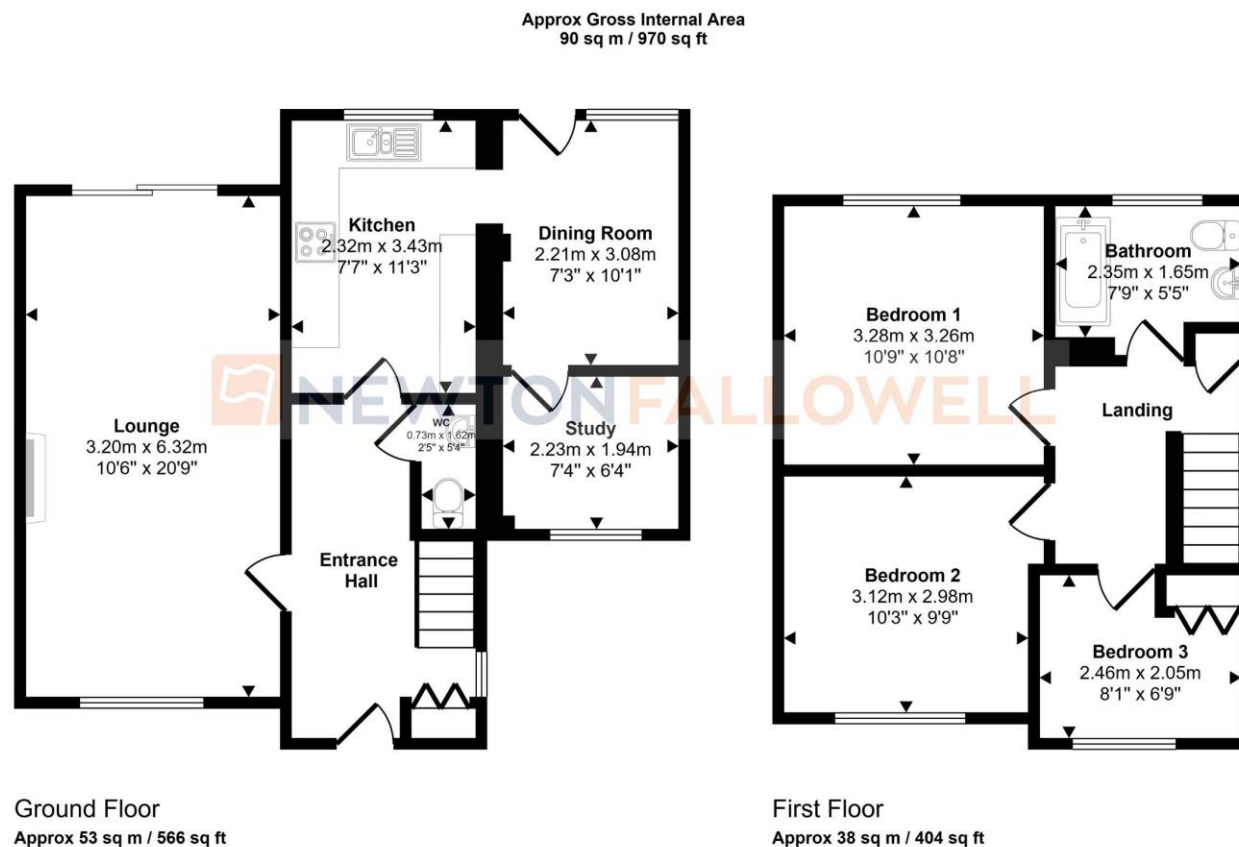
Bedroom Two 2.98m x 3.12m (9'10" x 10'2")

Bedroom Three 2.05m x 2.46m (6'8" x 8'1")

Family Bathroom 1.65m x 2.35m (5'5" x 7'8")

Werrington

Werrington is a suburb of Peterborough, situated to the northern outskirts of the city, whilst still within 3 miles of the city centre and train station. Werrington offers a wealth of amenities to include Werrington shopping centre hosting a selection of local shops, Tesco supermarket, Co-op, pharmacy, medical centre, dentists, opticians, two petrol stations, various pubs such as the dragon and the tree horseshoes the cherry house, restaurant, local takeaways such as fish and chip shop and chinese. As well as local schooling such as Werrington primary school William Law in addition to Ken Stimpson secondary school.



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.



SCAN ME