



 **NEWTON**
FALLOWELL

4 Monks Grove, Werrington, Peterborough, PE4 5AR

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Key Features

- Extensive Detached Bungalow
- THREE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- Modern Re-Fitted Kitchen
- En-Suite & Bathroom
- DOUBLE GARAGE & DRIVEWAY
- SOUTH-FACING CORNER PLOT POSITION
- EPC Rating D
- Freehold

Guide Price £350,000 - £375,000





This extensive detached bungalow is situated on a CORNER PLOT POSITION and benefits from a DOUBLE GARAGE and SOUTH-FACING GARDEN, as well as THREE DOUBLE BEDROOMS and THREE RECEPTION ROOMS, in addition to the central heating being replaced by the current owners in 2022.

Upon entering the home, the entrance hall separates the majority of the accommodation, with the spacious lounge found to the right-hand side of the home. The lounge provides open access onto the dining room, with doors leading to the conservatory, which overlooks the rear garden. The kitchen has been re-fitted by the current owners and hosts an array of work surface and cupboard storage, integrated appliances and door onto the rear garden. Three-well balanced bedrooms can be found to the left-hand side of the bungalow, with the main bedroom boasting an en-suite shower room. The family bathroom is also accessible from the entrance hall and services bedrooms two and three.



Outside there is driveway parking for multiple vehicles to the front aspect in front of the double garage. To the rear, the garden stretches to both side and rear and is south-facing, whilst offering patio seating and lawn.



Entrance Hall

Lounge 4.91m x 3.58m (16'1" x 11'8")

Dining Room 2.54m x 2.99m (8'4" x 9'10")

Conservatory 2.04m x 2.98m (6'8" x 9'10")

Kitchen 4.07m x 2.84m (13'5" x 9'4")

Bedroom One 3.5m x 3.83m (11'6" x 12'7")

En-Suite 1.72m x 1.82m (5'7" x 6'0")

Bedroom Two 2.68m x 4.44m (8'10" x 14'7")

Bedroom Three 2.5m x 3.35m (8'2" x 11'0")

Double Garage 5.35m x 5.25m (17'7" x 17'2")

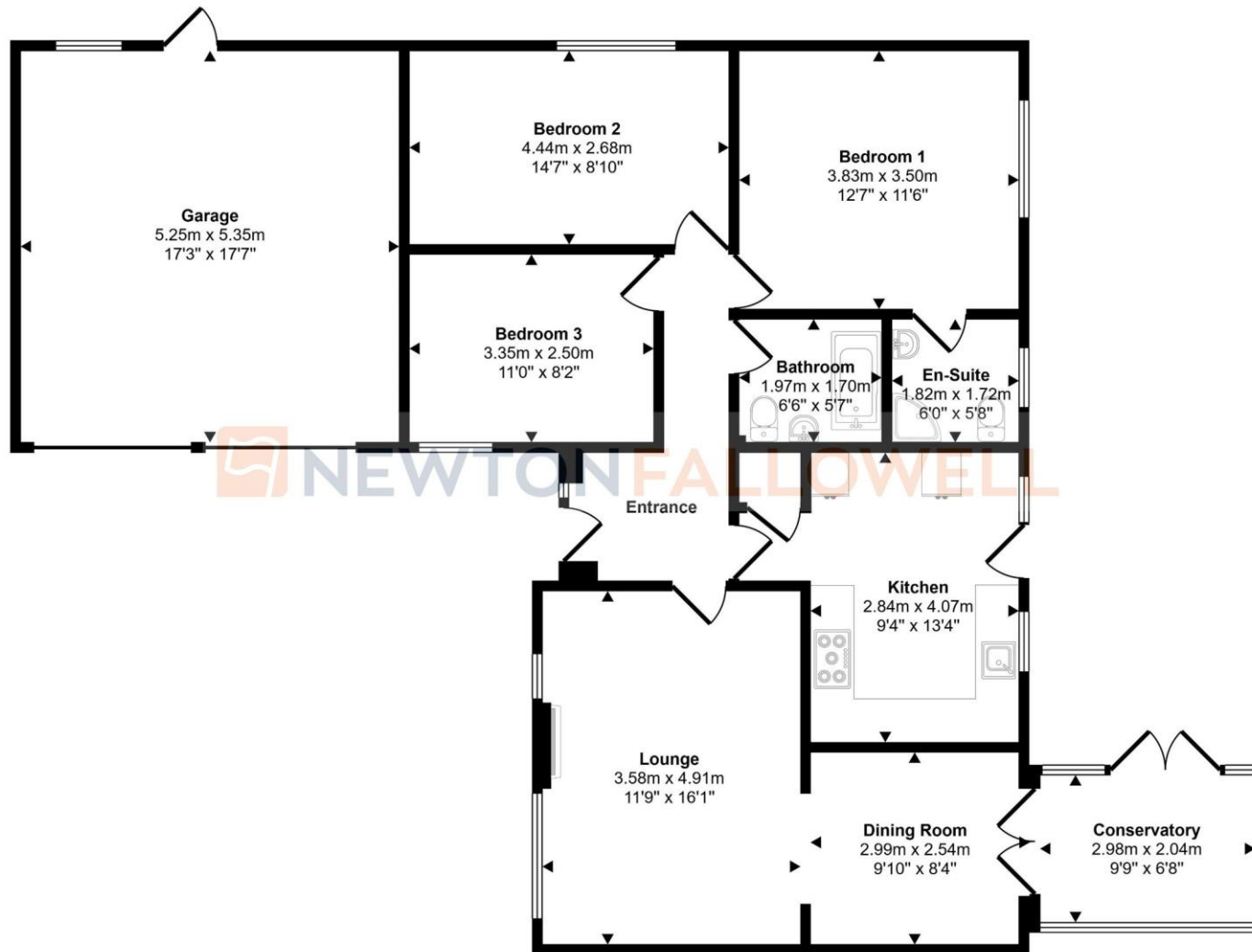
Werrington

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 Three Horseshoes, The Cherry House, restaurant, local takeaways such as fish and chip shops and Chinese, as well as local schooling such as Werrington Primary School, William Law and Ken Stimpson Secondary School.





Approx Gross Internal Area
126 sq m / 1354 sq ft



COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: D

AGENTS NOTE:

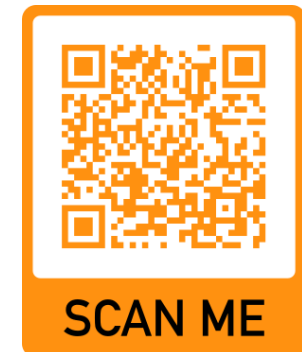
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are 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.



Floorplan

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.