



 **NEWTON**
FALLOWELL

76 Paston Lane, Walton, Peterborough, PE4 6HA

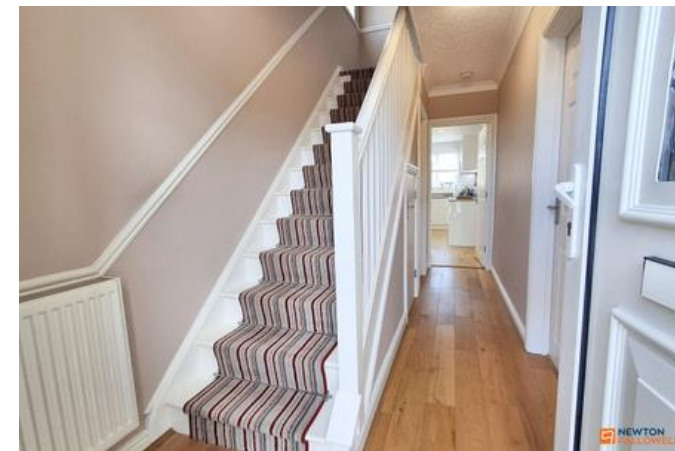
 **NEWTON FALLOWELL**

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Key Features

- Stunning Semi-Detached Home
- EXTENSIVE SOUTH-FACING GARDEN TO THE REAR
- THREE BEDROOMS
- Open Plan Lounge Diner & Modern Kitchen
- Upstairs Bathroom & Downstairs WC
- Driveway Parking for Multiple Vehicles
- NO ONWARD CHAIN
- EPC Rating TBC
- Freehold

£290,000





This stunning THREE BEDROOM semi-detached home benefits from an EXTENSIVE SOUTH-FACING REAR GARDEN and driveway parking for multiple vehicles, being sold with NO ONWARD CHAIN. The well presented accommodation comprises of an entrance hall, lounge open through to dining room, modern re-fitted Wren kitchen hosting integrated appliances, useful downstairs WC, with three bedrooms upstairs alongside family bathroom. Outside there is driveway parking for multiple vehicles located to the front aspect, whilst to the rear the extensive garden boasts patio seating, lawn, decking and shed storage with power.

Upon entering the home, the entrance hall separates the majority of the ground floor accommodation including the useful downstairs WC and also benefits from engineered oak flooring, which features throughout the ground floor. To the right-hand side of the home, the lounge is open through to the dining area, offering an abundance of natural light due to the dual-aspect nature and doors leading out onto the rear garden. The kitchen is located to the rear and offers a modern Wren kitchen re-fitted by the owners in 2021, hosting an array of work surface and cupboard storage, as well as integrated appliances. To the first floor, the landing separates three bedrooms, which benefit from re-fitted carpets, alongside the family bathroom, which boasts a three-piece suite with shower over the bath. The property also benefits from a new combi-boiler (2021), blinds (2021) and external fencing (2024).



Outside the block-paved driveway hosts parking for multiple vehicles to the front aspect. To the rear, the extensive garden is south-facing and boasts both patio and decked seating areas, vast lawn and a shed to the foot of the garden which offers power.



Entrance Hall

WC

Lounge Diner 7.36m x 3.44m (24'1" x 11'4")

Kitchen 3.79m x 2.28m (12'5" x 7'6")

Landing



Bedroom One 4.04m x 3.52m (13'4" x 11'6")

Bedroom Two 3.15m x 3.46m (10'4" x 11'5")

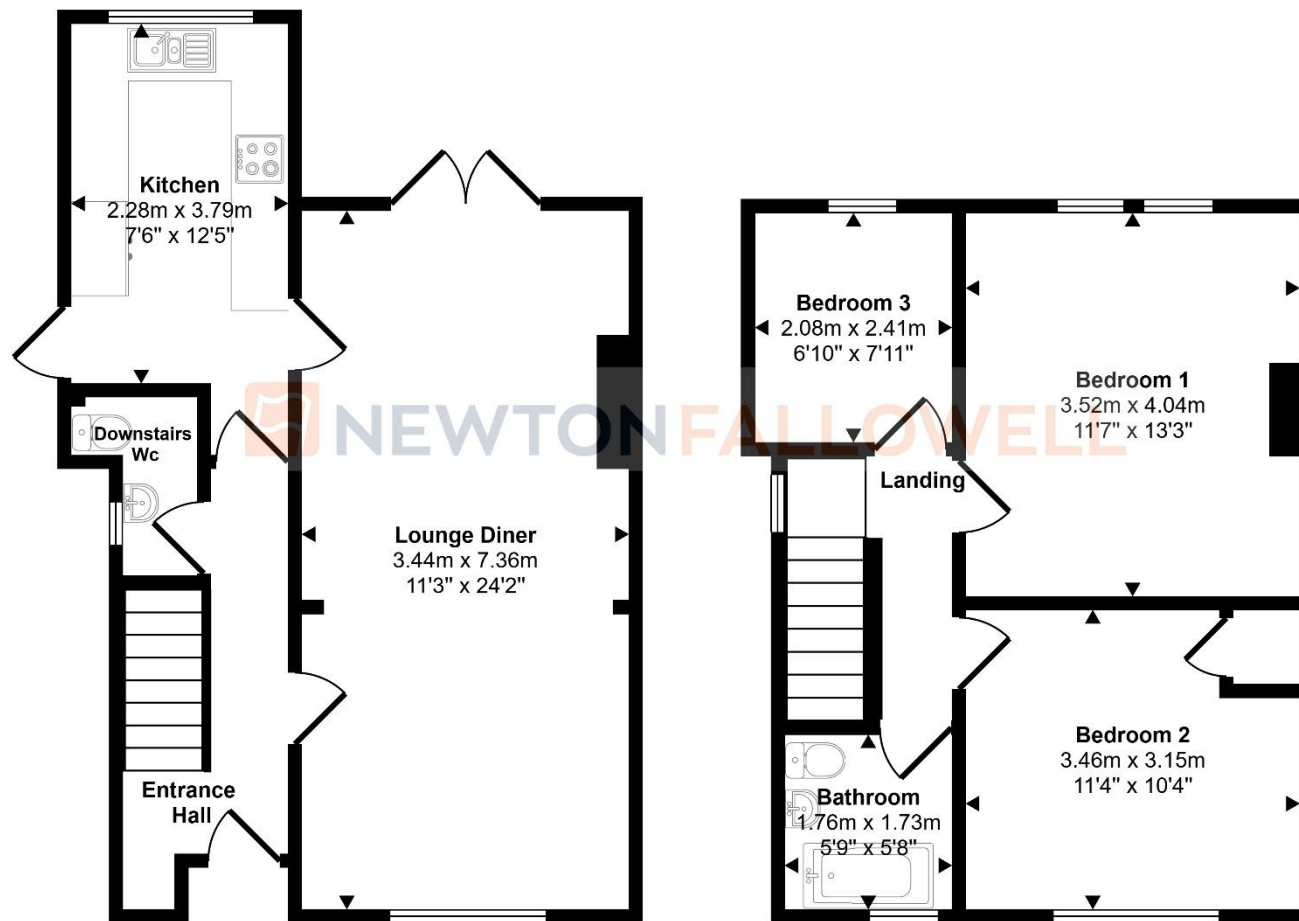
Bedroom Three 2.41m x 2.08m (7'11" x 6'10")

Family Bathroom 1.73m x 1.76m (5'8" x 5'10")





Approx Gross Internal Area
84 sq m / 907 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: B

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.

