



 **NEWTON**  
FALLOWELL

12 Swallowfield, Werrington, Peterborough, PE4 5BN

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## Key Features

- Detached Family Home
- THREE BEDROOMS
- Modern Kitchen Diner & Spacious Lounge
- Contemporary Family Bathroom
- GARAGE & DRIVEWAY PARKING
- WEST-FACING REAR GARDEN
- Walking Distance to Schooling & Amenities
- EPC Rating C
- Freehold

Guide Price £240,000 - £260,000





This detached family home benefits from THREE BEDROOMS, a GARAGE and WEST-FACING REAR GARDEN, whilst situated within walking distance of schooling and amenities. The accommodation comprises of a centralised entrance hall, spacious dual-aspect lounge and modern kitchen diner with free-standing appliance spaces, with the first floor landing separating three bedrooms and the family bathroom, where a contemporary three-piece white suite can be found including a shower over the bath. Outside there is driveway parking to the front and side aspects leading to the garage, with a personnel door into the garage accessible from the rear garden. Side gated access separates the front aspect and the rear garden, with the garden benefiting from being west-facing and offers a combination of lawn and sheltered patio seating, whilst being enclosed to the boundaries.

## Entrance Hall

Lounge 5.36m x 2.94m (17'7" x 9'7")

Kitchen Diner 5.4m x 2.83m (17'8" x 9'4")

## Landing

Bedroom One 3.26m x 3.35m (10'8" x 11'0")

Bedroom Two 2.92m x 3.42m (9'7" x 11'2")

Bedroom Three 2.27m x 2.06m (7'5" x 6'10")

Family Bathroom 2.08m x 1.83m (6'10" x 6'0")

Garage 5.15m x 2.61m (16'11" x 8'7")

## 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.



**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.

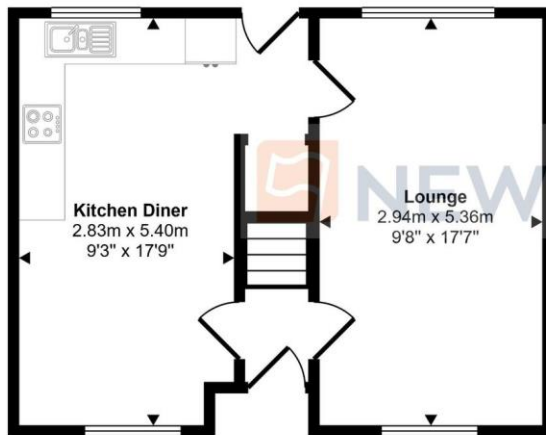
**ANTI-MONEY LAUNDERING REGULATIONS:**

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.

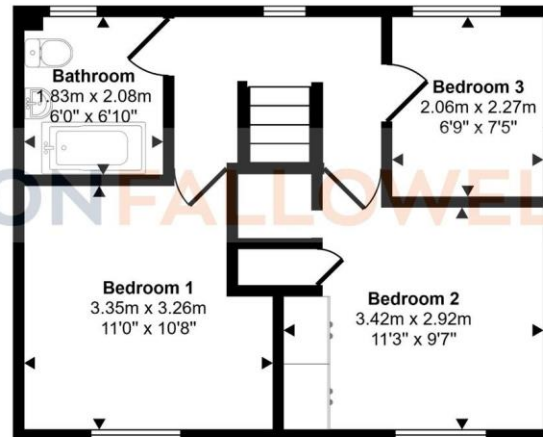
**REFERRAL FEES:**

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.

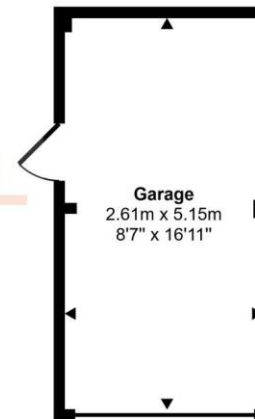
Approx Gross Internal Area  
87 sq m / 939 sq ft



Ground Floor  
Approx 36 sq m / 392 sq ft



First Floor  
Approx 37 sq m / 403 sq ft



Garage  
Approx 13 sq m / 145 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**