



23 Squires Gate, Gunthorpe, Peterborough, PE4 7BT

 **NEWTON FALLOWELL**

3 1 1

Key Features

- Detached Family Home
- THREE BEDROOMS
- Spacious Lounge & Kitchen Diner
- Contemporary Family Bathroom
- GARAGE & DRIVEWAY PARKING
- Enclosed Rear Garden
- NO ONWARD CHAIN
- EPC Rating C
- Freehold

£245,000





This beautifully presented DETACHED family home is being sold with NO ONWARD CHAIN and boasts a generous layout, offering THREE BEDROOMS, a GARAGE, and off-road parking for multiple vehicles. Ideally situated, the property is within close proximity to three reputable primary schools, and it benefits from excellent transport links with easy access to the parkway, making it a convenient choice for commuters and families alike.



Upon entering the property, you are greeted by a welcoming entrance hall, which provides access to the ground floor rooms. The spacious lounge offers a bright and airy atmosphere. Adjacent to the lounge, the kitchen/diner provides ample space for dining and modern cooking facilities. The kitchen leads to the rear garden.

On the first floor, there are three well-sized bedrooms. The family bathroom is well-appointed, featuring a modern three-piece white suite, including a bath with an overhead shower, a toilet, and a washbasin.



Externally, the property benefits from a private garden that offers a decked seating area and a well-maintained lawn. To the front of the property, there is driveway parking for multiple vehicles, along with a garage accessible down the side of the home.

Entrance Hall 2.34m x 1.14m (7'8" x 3'8")

Lounge 5.25m x 3.62m (17'2" x 11'11")

Kitchen Diner 3.14m x 4.43m (10'4" x 14'6")

Landing

Bedroom One 4.45m x 2.56m (14'7" x 8'5")

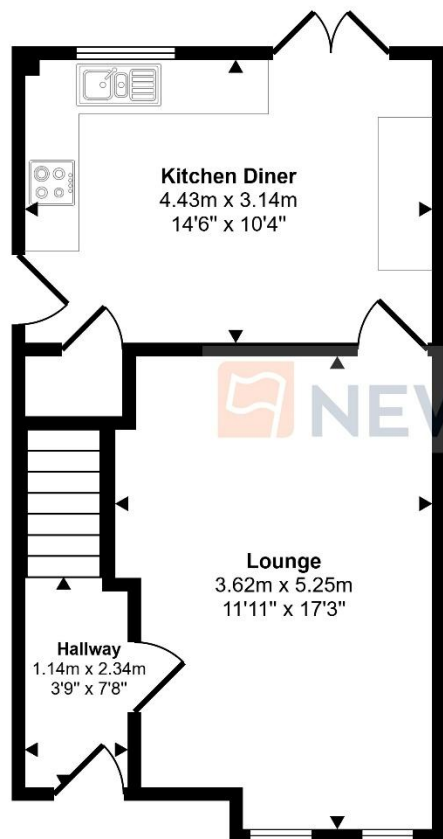
Bedroom Two 3.43m x 2.54m (11'4" x 8'4")

Bedroom Three 2.39m x 1.79m (7'10" x 5'11")

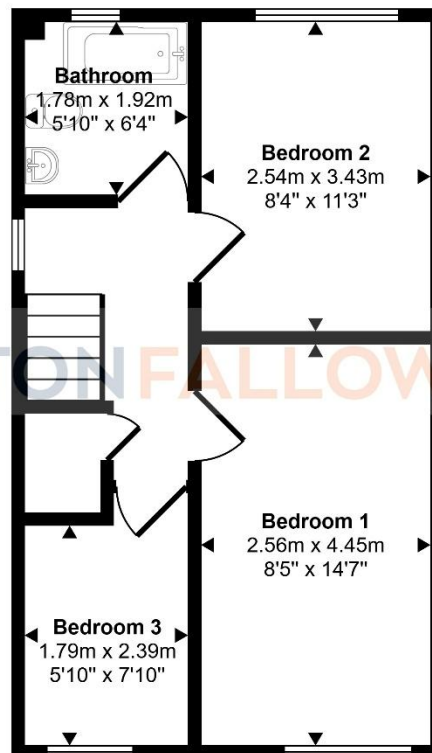
Family Bathroom 1.92m x 1.78m (6'4" x 5'10")

Garage 6.22m x 2.55m (20'5" x 8'5")

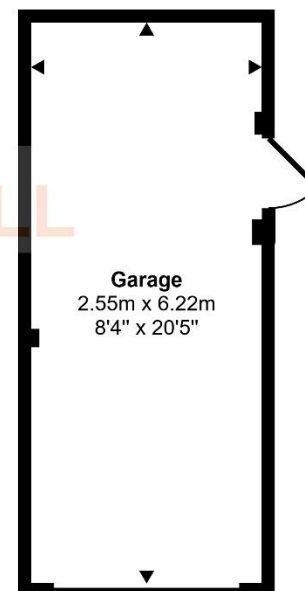
Approx Gross Internal Area
89 sq m / 957 sq ft



Ground Floor
Approx 37 sq m / 399 sq ft



First Floor
Approx 36 sq m / 387 sq ft



Garage
Approx 16 sq m / 171 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.



SCAN ME